

Appendix A: Working Group Meeting Summary

Project Background

Eugene's land use code regulates how property may be used or developed and is an expression of our community's values. The City is updating their "Clear & Objective" approval criteria and hosted a series of four public workshops to educate the community about the land use process and listen to a range of opinions on how best to improve the code. New participants were welcome at all meetings.

The content for the meetings was developed through conversations and focus groups held in the spring of 2018. The resulting [Summary of Key Issues report](#) divided the feedback into three categories: Maintenance Issues, Significant Issues, and Out of Scope Issues.

Held in September and October of 2018, the meetings were devoted to a deep dive into the Significant Issues and a brainstorm of solutions:

- Thursday, 9/13 – Learn about Housing Code Process; Generate Concepts, Part A
- Monday, 10/8 – Generate Concepts, Part B
- Tuesday, 10/16 – Generate Concepts, Part C
- Tuesday, 10/23 – Open House: Review Concepts and Evaluate Outcomes

Stakeholder Outreach

To recruit participants to the meetings, the City sent an email invitation to over 60 individuals and organizations with a stake in the outcome of the code update, including members of neighborhood organizations, housing builders and developers, design professionals, affordable housing providers, and advocates for transportation choices, housing and land use planning. Meeting invitees and participants included members of the following organizations:

- City of Eugene committees, such as the Sustainability Commission, Active Transportation Committee, Neighborhood Leaders Council, Triple Bottom Line Committee, and the Housing Policy Board
- Advocacy groups such as the AARP, Eugene Chamber of Commerce, WE CAN, Better Housing Together, the Homebuilders Association, the League of Women Voters, and 1000 Friends of Oregon.

The City also reached to individuals who were not well represented at the meetings, such as low-income residents, youth and communities of color. The final Interested Parties List included over 80 recipients.

Meeting Details

Between 20 and 30 community members attended each of the working group meetings. Meeting handouts included an input form and a [Summary of Key Issues report](#). Wall display boards included the meeting agenda, guidelines, and project goals.

After a welcome and introductions, staff provided a presentation with an overview of the land use process and then introduced significant issues related to specific topics and answered questions from the large group. Small groups then discussed the options for each significant issue, sharing their own experiences, weighing the challenges and benefits of different options, brainstorming new ideas, and completing the public input forms.

At the end of each meeting, staff reinforced that community members who could not attend the meeting but who might want to participate could access all materials online, where meeting videos, presentation materials and online surveys were posted. In addition, staff held four drop-in Office Hour sessions to answer questions

and listen to community perspectives in Room 2021 on the second floor of the Atrium Building at 99 West 10th Avenue:

- Friday, September 21, 2018, 10:30 a.m. – 1:00 p.m.
- Wednesday, October 3, 2018, 4:00 p.m. – 6:00 p.m.
- Monday, October 15, 2018, 11:00 a.m. – 1:00 p.m.
- Wednesday, October 17, 2018, 4:00 p.m. – 6:00 p.m.

Outcomes

Participants brought a great deal of diverse experience to the project and provided a high level of detail about options and ideas. Over 50 pages of comments included in this appendix provided staff with insights into code improvements. The project heard from individuals who desired more structure and compatibility standards and individuals who sought less structure and more flexibility.

Before the final Working Group Open House, staff sorted through the input, looking for areas where most individuals coalesced around a specific solution or set of solutions, and areas where perspectives were split among several options. At the Open House participants had the opportunity to weigh in on the issues that they felt were most important to the community.

At the Open House, new individuals to the process were able to participate via four key questions focusing on issues where there was no clear path forward based on meeting input. These questions were also posted online and the results are shared at the end of this appendix.

The resulting staff recommendations, contained in the Draft Preferred Concepts Report, are an effort to improve both efficiency and effectiveness in the land use code. They are largely conceptual at this time as specific details will be proposed as part of the draft land use code changes. Stakeholder and Planning Commission review and feedback will help determine exact requirements.

Meeting Presenters and Facilitators

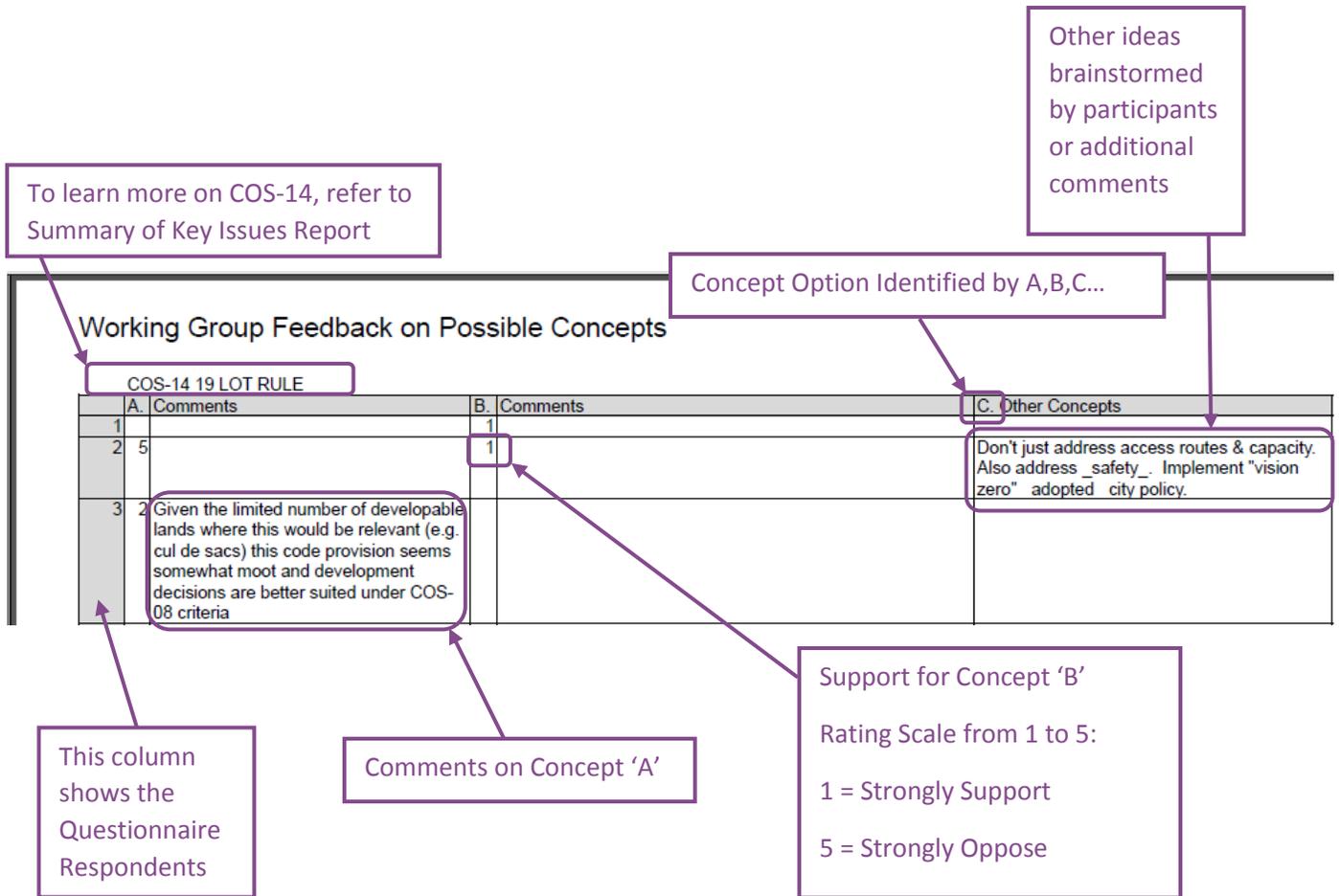
Jenessa Dragovich	Alissa Hansen	Julie Fischer	Nick Gioello
Gabe Flock	Rodney Bohner	Dan Lawler	Althea Sullivan

Meeting Participants

Zoe Anton	Michael DeLuise	Mary Leontovich	Carol Schirmer
Bill Aspegren	Eric Dil	Colin McArthur	Kevin Shanley
Steve Baker	John Faville	Ed McMahon	Kristen Taylor
Ron Bevirt	Jan Fillinger	Jonathan Oakes	Nathaniel Teich
Alexis Biddle	Tresa Hackford	Keli Osborn	Tash Wilson
Gwen Burkard	Laurie Hauber	Darcy Phillips	Sue Wolling
Erik Burke	Susan Hoffman	Tom Price	Pam Wooddell
Renee Clough	Maureen Jackson	Bill Randall	Jan Wostmann
Seda Collier	Carolyn Jacobs	Kevin Reed	Stacey Yates
Paul Conte	Margie James	Kelly Sandow	Kelsey Zievor
Ted Coopman	Kaarin Knudson	Rick Satre	

Summary of Input

The following pages are the responses received to the possible concepts. Each of the 19 significant issues was presented with 2-5 possible concepts for stakeholders to rate, respond to, or provide an alternative suggestion. To consolidate the large amount of input, responses were put into the spreadsheet provided. Copies of each issue worksheet are provided before the spreadsheet as a reference. The [Summary of Key Issues report](#) can be referenced for more background on each issue. See below for directions on how to read the results tables.



GENERATING CONCEPTS

Name:

Email:

Issue #: COS-01 CLEAR & OBJECTIVE COMPATIBILITY

Summary of Key Issues Page 5

Description: Unlike the discretionary tracks, the clear and objective tracks for conditional use, planned unit development, and site review applications do not address compatibility, including the need to address transitions or buffers between different uses or zones. The discretionary track specifically mentions transition tools such as building locations, bulk/mass, and height, which can be used as the starting point for developing clear and objective standards around the broader "compatibility" issue.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Develop requirement for transition buffers (screening, height step backs, setbacks) when higher intensity uses are proposed near lower intensity uses (e.g., multi-family next to single-family)	<input type="checkbox"/>					
C. Develop minimum transition buffers around the perimeter for all conditional use, planned unit development, and site review projects regardless of size or use	<input type="checkbox"/>					
D. Develop scalable transition buffers around the perimeters for all conditional use, planned unit development, and site review projects that are proportional to the size of the development site	<input type="checkbox"/>					
E. Other Concepts:						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

Email:

Issue # COS-02: **30-FOOT BUFFER REQUIREMENT FOR PUDs**

Summary of Key Issues Page 18

Description: The clear and objective approval criteria for planned unit developments require a 30-foot wide landscape buffer between a new planned unit development and surrounding properties. This may not be a preferred strategy to enhance compatibility between properties, or an efficient use of land. The current approval criteria states:

The PUD provides a buffer area between the proposed development and surrounding properties by providing at least a 30 foot wide landscape area along the perimeter of the PUD according to EC 9.6210(7).

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Reduce the required landscape buffer to a lower set amount (such as 10 feet) and clarify where buffer is required (such as not along a street)	<input type="checkbox"/>					
C. Require scalable buffer--smaller buffer for smaller development sites and clarify where buffer is required (such as not along a street)	<input type="checkbox"/>					
D. Require buffer (30 foot or smaller) only to separate uses of different intensities (e.g., multi-family next to single-family) and clarify where buffer is required (such as not along a street)	<input type="checkbox"/>					
E. Eliminate and rely on new compatibility criteria (transition buffer) implemented by COS-01	<input type="checkbox"/>					
F. Other Concepts:						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue #: COS-03 20 PERCENT SLOPE GRADING PROHIBITION Summary of Key Issues Page 20

Description: The clear and objective track for planned unit development and subdivision approval includes a requirement that prohibits grading on slopes that meet or exceed 20 percent. This may not be the most effective and efficient way to address potential impacts to steep slopes. It may have the effect of precluding development under the clear and objective track for sites with significant slopes, particularly for properties subject to the South Hills Study, or sites with unusual configurations where a portion of the site over 20 percent slope prevents the development potential of the remainder under the clear and objective track. There is no maximum slope where grading is prohibited under the discretionary track, and slope impacts are reviewed through a geological report. State standards presume that up to 25 percent slopes are developable for purposes of calculating buildable lands for development (OAR 660-008-0005(5)), and Eugene’s Buildable Lands Inventory (BLI) classifies lands up to 30 percent slopes as potentially developable.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Increase percentage limit to 25% or 30%	<input type="checkbox"/>					
C. Retain 20% grading prohibition, but exempt certain grading activities. Codify how slope is measured (e.g., using 2’ contours over a minimum run of 10)	<input type="checkbox"/>					
D. Eliminate 20% grading prohibition and rely on geotechnical review requirements that ensure development will not impact geological stability, or that any impacts will be mitigated	<input type="checkbox"/>					
E. Replace with new requirement to address soil erosion and slope failure	<input type="checkbox"/>					
F. Other Concepts:						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue # COS-04: **ONE ACRE ACCESSIBLE OPEN SPACE FOR PUDs**

Summary of Key Issues Page 21

Description: The clear and objective planned unit development criterion that requires open space to be located within ¼ mile of the site can limit development to sites near existing open spaces such as public parks, which may reduce those areas of the city that can be developed under the clear and objective track. The current approval criteria states:

All proposed dwellings within the PUD are within 1/4 mile radius (measured from any point along the perimeter of the development site) of an accessible recreation area or open space that is at least 1 acre in size and will be available to residents.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Adjust the maximum distance requirement based on review of location of public parks/schools. List what qualifies as accessible recreation area or open space (i.e. private open space, public park, schools)	<input type="checkbox"/>					
C. Revise to scale requirements based on average lot sizes or density (i.e. require more open space for higher density projects)	<input type="checkbox"/>					
E. Eliminate and rely on existing lot coverage requirements for single-family development in the R-1 zone (50%) and open space requirements for multi-family developments (20% of development site)	<input type="checkbox"/>					
E. Eliminate if mapping justifies that most vacant and partially vacant properties are generally within ¼ mile from open space	<input type="checkbox"/>					
F. Other Concepts						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue # COS-05: **LIMITATION OVER 900 FEET FOR PUDs**

Summary of Key Issues Page 22

Description: The clear and objective planned unit development criterion that limits development on land above an elevation of 900 feet in the South Hills Study to one dwelling on lots in existence as of August 1, 2001 significantly limits development feasibility of sites. The current approval criterion states:

For any PUD located within or partially within the boundaries of the South Hills Study, the following additional approval criteria apply:

- *No development shall occur on land above an elevation of 900 feet except that one dwelling may be built on any lot in existence as of August 1, 2001.*

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Revise to add language similar to COS-06, to allow for development if the City Manager determines that the property is not needed for park land or connection to the ridgeline.	<input type="checkbox"/>					
C. Revise to allow less intensive development (i.e. lower density) above 901 feet	<input type="checkbox"/>					
D. Eliminate -- intent met through City acquisition of ridgeline park land within the urban growth boundary, and existing density limits (5 dwellings per acre east of Friendly Street and 8 per acre west of Friendly) ensure that intense development will not occur	<input type="checkbox"/>					
D. Other Concepts						

Please feel free to write additional comments on the back of the page.



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Issue #COS-06: RIDGELINE SETBACK FOR PUDs

Summary of Key Issues Page 23

Description: The clear and objective planned unit development track includes a requirement for a 300-foot setback from the ridgeline for properties within the South Hills Study. This can impact residential development feasibility of subject sites by reducing site area that may be developed. This is especially impactful on smaller sites. The current approval criterion states:

For any PUD located within or partially within the boundaries of the South Hills Study, the following additional approval criteria apply:

- *Development shall be setback at least 300 feet from the ridgeline unless there is a determination by the city manager that the area is not needed as a connection to the city's ridgeline trail system. For purposes of this section, the ridgeline trail shall be considered as the line indicated as being the urban growth boundary within the South Hills Study plan area.*

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Reduce setback requirement to a lesser amount	<input type="checkbox"/>					
C. Revise to make the setback requirement scalable based on the size of the development site (smaller setback for smaller sites)	<input type="checkbox"/>					
D. Eliminate -- intent met through City acquisition of ridgeline park land within the urban growth boundary	<input type="checkbox"/>					
E. Other Concepts						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue # COS-07: 40 PERCENT OPEN SPACE REQUIREMENT FOR PUDs

Summary of Key Issues Page 24

Description: The clear and objective planned unit development track includes a criterion that requires a minimum 40 percent of the development site to be retained as open space for properties within the South Hills Study. This can impact residential development feasibility by limiting area available for development. The current approval criterion states:

For any PUD located within or partially within the boundaries of the South Hills Study, the following additional approval criteria apply:

- *Development shall cluster buildings in an arrangement that results in at least 40% of the development site being retained in 3 or fewer contiguous common open space areas. For purposes of this section, the term contiguous open space means open space that is uninterrupted by buildings, structures, streets, or other improvements.*

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Reduce percentage requirement for open space	<input type="checkbox"/>					
C. Develop criterion that defines specific characteristics to be preserved (e.g., areas 1/4 acre or more with X or more significant trees, not to exceed XX% of the development site)	<input type="checkbox"/>					
D. Eliminate and rely on COS-04 (Accessible Open Space for PUDs)	<input type="checkbox"/>					
E. For multi-family developments, rely on existing open space requirements (20% of development site).	<input type="checkbox"/>					
F. Other Concepts						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue #: COS-08 EMERGENCY RESPONSE

Summary of Key Issues Report Page 25

Description: The clear and objective tracks for conditional use, planned unit development, and site review applications do not include a criterion for protecting emergency response.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No change	<input type="checkbox"/>					
B. Add criterion that adopt same standards as the Eugene Fire Code pertaining to fire apparatus access road and fire protection water supply	<input type="checkbox"/>					
C. Add criterion to require that the applicant submit a letter from the Fire Marshal's office stating that the proposal complies with the applicable Eugene Fire Code requirements regarding fire apparatus access roads and fire protection water supply	<input type="checkbox"/>					
D. Other Concepts	<input type="checkbox"/>					

Please feel free to write additional comments on the back of the page.



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Issue #: COS-09 **CONDITIONAL USE REQUIREMENT**

Summary of Key Issues Report Page 26

Description: The clear and objective conditional use approval criteria are largely cross-references to other applicable standards, with limited provisions for traditional consideration of the compatibility of the proposed conditional use and surrounding properties. Conditional use permits are only required for limited types of housing (assisted care, boarding and rooming houses, campus living organizations, and single room occupancy (SRO)).

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Eliminate conditional use requirement for the limited housing types that require a conditional use permit	<input type="checkbox"/>					
C. Change the requirement for housing that currently requires a conditional use (Type III) to site review (Type II)	<input type="checkbox"/>					
D. Add criteria that address compatibility (related issue # COS-01 Clear & Objective Compatibility)	<input type="checkbox"/>					
E. Other Concepts						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

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Issue # COS-10: **PARTITION TREE PRESERVATION**

Summary of Key Issues Page 27

Description: For partitions, there is an inconsistency between the two review tracks regarding tree preservation. The clear and objective track requires compliance with EC 9.6880 through EC 9.6885 Tree Preservation and Removal Standards, whereas the discretionary track does not. The discretionary track is more commonly used, likely due to this difference. The partition is a tool for infill development that has a longstanding practice and intent of allowing minor land use processing to encourage development. Tree preservation and removal standards at EC 9.6880 through 9.6885 already apply to development of housing, based on the size of the parcel.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Remove tree preservation criterion from clear and objective track	<input type="checkbox"/>					
C. Other Concepts						

Please feel free to write additional comments on the back of the page.



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GENERATING CONCEPTS

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Issue # COS-11: TREE PRESERVATION CONSIDERATION

Summary of Key Issues Page 28

Description: Under the clear and objective track for all application types, the written report required from a certified arborist or licensed landscape architect must only show that “consideration” has been given to preservation of significant trees.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Require preservation of 30% of significant healthy trees on a development site. Define healthy (significant is already defined as a living, standing tree having a trunk with a minimum cumulative diameter at breast height of 8 inches).	<input type="checkbox"/>					
C. Require preservation of 30% of significant healthy trees on a development site, or allow for payment into a tree planting & preservation fund to provide mitigation option when preservation is not feasible	<input type="checkbox"/>					
D. Revise to address tree preservation by implementing a rating scale based on tree type, health and size.	<input type="checkbox"/>					
E. Other Concepts						

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Issue #: COS-12 SITE REVIEW REQUIREMENT

Summary of Key Issues Report Page 29

Description: The clear and objective criteria for site review are limited in scope compared to the discretionary track, largely relying on compliance with other code standards. Many multiple-family residential projects are by-right development, reviewed for compliance with code standards such as Multiple Family Standards (See EC 9.5500) at the time of building permit review. Site review has limited applicability for residential projects and is usually triggered by site-specific /SR overlay zone rather than a blanket requirement for certain types of housing.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Eliminate site review requirement for housing	<input type="checkbox"/>					
C. Add criteria to address compatibility (Related issue # COS-01 Clear & Objective Compatibility)	<input type="checkbox"/>					
D. Other Concepts						

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GENERATING CONCEPTS

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Issue #: COS-13 GEOTECHNICAL REQUIREMENT

Summary of Key Issues Page 29

Description: The standards for geological review for projects developed under clear and objective criteria are “one-size-fits all,” requiring certification from a licensed engineer that the development activity either will not be impacted by geological instability problems, or that design methods may be used to safely address any such impacts. The review standards for discretionary projects include three levels of review with increasing complexity depending on potential for impacts. Depending on the circumstances, more specific geotechnical reports can be required at the time of building permit or Privately Engineered Public Improvement permit.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Establish a clear and objective multi-level review approach similar to the current discretionary criteria with increasing complexity depending on potential for impacts.	<input type="checkbox"/>					
C. Revise current requirement to further address a site’s geologic formations, soil types, the presence of open drainage ways, and the existence of undocumented fill. Include requirement that report use Lidar map and SLIDO (Statewide Landslide Information Database of Oregon) map information.	<input type="checkbox"/>					
D. Other Concepts						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue #: COS-14 19 LOT RULE—MOTOR VEHICLE DISPERSAL Summary of Key Issues Report Page 30

Description: The clear and object track criterion for partitions, planned unit developments and subdivision that requires the dispersal of motor vehicles onto more than one street when more than 19 lots or parcels take access from a local street was found to be discretionary by the Land Use Board of Appeals (LUBA). As such, the City can no longer apply this criterion to applications under the clear and objective track.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. Eliminate criterion and rely on street connectivity and new emergency response criteria (see COS-08)	<input type="checkbox"/>					
B. Revise to make the criterion clear and objective	<input type="checkbox"/>					
C. Other Concepts						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue #: COS-15 TRAFFIC IMPACT

Summary of Key Issues Page 31

Description: Compliance with Traffic Impact Analysis (TIA) review is explicitly required as an approval criterion under the discretionary tracks for conditional use, planned unit development and subdivision, but not for projects under the clear and objective tracks. Separate TIA review can also be triggered by projects meeting the TIA applicability standards, including generating over 100 peak hour vehicle trips. Due to the discretionary nature of the TIA criteria, they are not suitable for projects using the clear and objective track.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Add a requirement that the applicant demonstrate that all intersections within a certain distance of the project site not drop below the city's minimum level of service as a result of the proposed project, or that impacts will be mitigated.	<input type="checkbox"/>					
C. Add requirement to use crash rate data to require applicants to pick from a menu of crash reduction measures when crash rates exceed a given threshold.	<input type="checkbox"/>					
D. Increase use of transportation demand management (TDM) plans to reduce demand on the transportation system and reliance on the use of cars, and encourage more walking, biking, transit and ridesharing.	<input type="checkbox"/>					
F. Other Concepts						

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GENERATING CONCEPTS

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Issue #: COS-16 PUD TYPE III PROCESS

Summary of Key Issues Report Page 31

Description: For housing applications that trigger a planned unit development, a Type III quasi-judicial application process (Hearings Official decision, appealable to Planning Commission) may not be necessary or warranted since the approval is based on clear and objective criteria.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. For single family housing opting for the clear and objective track, drop the planned unit development requirement by adding special South Hills Study criteria to standards subdivision requirements when a planned unit development would otherwise be required	<input type="checkbox"/>					
C. For multi-family, drop the planned unit development requirement and require site review to implement the planned unit development criteria	<input type="checkbox"/>					
D. Other Concepts						

Please feel free to write additional comments on the back of the page.



GENERATING CONCEPTS

Name:

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Issue # COS-18: **ARBORIST/ LANDSCAPE ARCHITECT REQUIREMENT**

Summary of Key Issues Page 32

Description: The requirement for both an arborist and landscape architect on the required professional design team for a planned unit development is duplicative, considering that either an arborist or landscape architect can review tree preservation, as specified in the tree preservation written report requirements in EC 9.6885(2).

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Allow for a landscape architect to substitute for an arborist on a PUD design team.	<input type="checkbox"/>					
C. Other Concepts						

Please feel free to write additional comments on the back of the page.



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GENERATING CONCEPTS

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Issue #: COS-19 STREET STANDARDS MODIFICATIONS

Summary of Key Issues Page 33

Description: Projects currently can vary stated maximums for block length, street connectivity, and cul-de-sac/emergency vehicle turnarounds where physical conditions, such as topography or natural resources, or existing physical development “precludes” compliance with the standard.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Define specific circumstances that qualify for an exception to the block length, street connectivity, and cul-de-sac/turnaround standards for clear and objective projects.	<input type="checkbox"/>					
C. Add an adjustment review option to allow for modifications if the standard cannot be met.	<input type="checkbox"/>					
D. Other Concepts						

Please feel free to write additional comments on the back of the page.



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GENERATING CONCEPTS

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Issue #: COS-20 Pedestrian Definition

Summary of Key Issues Page 35

Description: The land use code does not provide a definition for the word “pedestrian” that specifies the types of non-motorized users included when referenced in the clear and objective criteria.

Possible Concepts	Strongly Support	Support	Neutral	Oppose	Strongly Oppose	Notes
A. No Change	<input type="checkbox"/>					
B. Define pedestrian as "non-motorized use(r)s of transportation facilities, including, but not limited to bicyclists, pedestrians, wheelchair users, child strollers, and individuals who have sight, hearing or mobility impairments or any other condition that affects their safety when travelling on public or private transportation facilities."	<input type="checkbox"/>					
C. Define pedestrian using the definition provided in state statute at ORS 801.385 [Oregon Vehicle Code]: "any person afoot or confined in a wheelchair."	<input type="checkbox"/>					
D. Other Concepts						

Please feel free to write additional comments on the back of the page.



COS-08 EMERGENCY RESPONSE

	A. Comments	B. Comments	C. Comments	D. Other Concepts
1		1 More clear in advance to action that takes initiative to build	3	
2	5	1	1	The Fire Code already allows exceptions after _credible_ analysis by Fire Official.
3		1 If the goal is to simplify for clarity why shouldn't the standards in the land use code and fire code be consistent??	5	**strongly oppose**
4			1	Road over 400' must be a minimum feet in width
5				Add criteria to require letter of _approval_ from Fire Marshal and also request that sole street access when the access is greater than 400', street must minimum paved with 18'
6	4	2	5	
7				
8	4	4 I don't understand why there would be two identical sets of standards. The fire code should be robust, objective, and required to be observed as part of the approval process.	1	The issue of emergency response does not pertain simply to an individual property's level of risk because fires spread. This concept could be strengthened by requiring that the fire marshal letter specifies that a formal review was conducted. The fire code should override any other considerations. If the developer, city planning, or political decision makers seek to override any aspect of the fire code, that fact needs to be highlighted and the process be made public, including a hearing. Is a review of the fire code necessary? Is it sufficiently robust and specific? Does it cover all considerations in light of increasing fire danger: street width, foliage, tree health?
9	5		1	
10	5	1	2	Need to have the specific language, text of relevant fire code sections specific metrics before we can vote with understanding implications. What is definition of "fire access code"?
11	5	3	1	
12	5	1	1	

COS-08 EMERGENCY RESPONSE

	A.	Comments	B.	Comments	C.	Comments	D.	Other Concepts
13			1	so long as fire code _is_ clear & objective. __Review__ fire code.				Process re: review. Be sure review is reasonably consistent and reliable -- and connects logically to pending building permit review and potential compliance enforcement actions. Questions: Enough specificity on housing type/design, so that fire doesn't have a different answer during building permit? Will fire flag sprinklers during land use review?
14	5		2		5	Question capacity for Fire Marshal's office to support proposal to submit letters for every application. Redundant applications already referred to Fire for review.		Define "significant risk" (strongly support)
15	5		2		5			
16	4		2	As a planner, I'm not always sure/confident I could address all standards in a narrative and think the letter from the Fire Marshal would be more efficient.	1			
17	1		5	Risk of inadvertent conflict if something omitted from adoption or Fire Code changes	5	Additional process adds time and cost to project which decreases affordability. Plus they will be doing this during referral comments		Fire Code is an adopted code that all projects must comply with. I'm not clear on why it needs to be discussed in the planning code (for C&O or discretionary)
18								To extent possible, use the Fire Code--should be clear & objective, widely applicable.
19	2		4		1	Letter from Fire Marshal should do the trick		400' road with no access ... width and turn around
20	5		5	{"access road" and "water supply" are underlined}	1	{"letter from the Fire Marshal's office" underlined} Replace existing criterion with letter from fire marshal -- similar to letter from EWEB		

COS-08 EMERGENCY RESPONSE

	A. Comments	B. Comments	C. Comments	D. Other Concepts
21		<p>5 The more criterion you add the worse the code gets. The fact of the matter is that fire and emergency response is aspirational. It is affected by topography, road configuration, density, and other factors like on street parking, etc. If emergency response time/access is going to be a defined requirement then I am certain there are properties in the south hills that will be rendered undevelopable. Not every situation is perfect. There are risks when people develop and then move into these area. The people that live in these areas that currently have a response time that is not optimum chose to live in those areas in spite of the known limitations. And then use those limitations to limit further development. Life just isn't as perfect as the code would like it to be.</p>	<p>5 The fire marshal should then review all undeveloped properties right now and render them developable or undevelopable because that seems to be the only choice here if the bar is going to be raised or measurable standards are going to be put in place in order to develop property.</p>	<p>There are always solutions that mitigate some of the less than perfect situations. Like requiring houses to be sprinklered. That does not mitigate for medical emergencies but choices are made by people that choose to live where these deficits are already known.</p>
22				<p>Emergency Response: Does the Eugene Fire Marshall's Office have the staff to expeditiously review plans and issue letters of compliance and do they feel it is important to review projects themselves for compliance with Eugene Fire Code? Or is this something better done, in the long run, by the Planning Department so that plans do not have to be routed to separate departments any more than necessary? Someone does need to review plans for compliance, and it should be by whomever can do it most efficiently, effectively and quickly.</p>

COS-14 19 LOT RULE

A. Comments		B. Comments		C. Other Concepts
1		1		
2	5	1		Don't just address access routes & capacity. Also address _safety_. Implement "vision zero" _adopted_ city policy.
3	2 Given the limited number of developable lands where this would be relevant (e.g. cul de sacs) this code provision seems somewhat moot and development decisions are better suited under COS-08 criteria			
4		1		If a subdivision has more than x units it must have at least 2 ways to access the units.
5		1	Change interim to require buildings be when 30 single-family units or ISO apartments take access from a single street.	
6	2	2		
7				
8	2 The fire code is the logical place to incorporate emergency response requirements.	4		
9	1			
10	5	2		Reference to fire code. New emergency response definition. Maintain normal standard street width. NO NARROWER PRIVATE ROADS. 19 as number = arbitrary.
11		1		
12	3	1	Limiting the number of lots within a PUD having a single access road for fire and emergency personnel is important. Secondary access roads may not be possible due to constraints of the terrain (south hills), and existing access roads may be not be compliant with current standards (width). The city does not consider these roads unsafe or obsolete, but if this circumstance is combined with the city granting an exception to the requirement for secondary access because of impossible terrain, emergency vehicle access to these homes may be inadequate, creating significant risk to public health and safety.	

COS-14 19 LOT RULE

	A. Comments	B.	Comments	C. Other Concepts
13				Use fire code especially in re: dead ends. Again, fire code to assure it meets C & O criterion.
14	1 "Eliminate" Redundant -> EC 7.420 access connection standards			
15	1	5		
16	1	4	Not sure how to quantify dispersal.	
17	1	5		I've heard from multiple sources that the origin of this was an historic fire code, however I've never seen documentation of that. Regardless, it is significantly more restrictive than fire code or street connectivity -- as such it seems likely that someone would look to challenge on the basis of arguing that it is designed to make C&O a limited use process. Any origin I can imagine for this criteria is addressed in connectivity or fire code so it seems like an unnecessary point of potential conflict.
18		2		
19	1 We already have existing standards -- let's use them	5		
20	1 {"street connectivity" underlined} Use existing street connectivity standards EC9.6815	5		
21	5 I am opposed to COS-08 so not sure how to respond to this. It seems like the code is striving for perfect situations. And that just doesn't exist. There should be ways to mitigate unforeseeable situations rather than having criterion that deny and application or severely limit opportunities.	5	the 19 lot rule never made sense and since it is effectively eliminated it seems like we should proceed without it rather than devising a new way to evaluate this.	

COS-14 19 LOT RULE

	A. Comments	B. Comments	C. Other Concepts
22			<p>Lot Rule – Motor Vehicle Disbursement: This rule should be eliminated as it places excessive importance on private vehicular movements. Fire and EMS access should be the governing or restricting regulation. There should be a rule that encourages multiple pedestrian and/or bicycle connections to the local street, trail and bikeway network, perhaps using development bonus points as an incentive.</p>

COS-12 SITE REVIEW REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Other Concepts
1		5	1 Physical compatibility, visual compatibility. and character, <u>typology</u> fitting, etc.	
2	5		1	Should be <u>one</u> track & part of alternative approval with <u>higher</u> standards for <u>exceptionally</u> good proposals.
3		1	1 Provided SR remains for commercial and any other permitted non-residential development types in the particular zone.	
4		2	2 Except when bordering other zones -- need compatibility & transition	
5			1 When ... abuts a lower residential zones	
6	5	2	2	
7		5	1	
8	4	2	2	
9	5		1	
10	5	4	2	How to define "compatibility" (setback, height)?
11			1	
12	I don't know enough about this topic to comment			
13				
14	5	1	1 Eliminate SR for housing.	
15	5	1		
16	4	3	2	See page 2b comment

COS-12 SITE REVIEW REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Other Concepts
17				C&O SR seems like an oxymoron. I'm not sure how it would mesh with Refinement Plans that call for SR on specific properties, but to me the ideal would be to not require SR for any multi-family project that meets the already C&O multi-family standards in EC 9.5500. I would also support a review of all properties with an SR overlay zone to determine if it is honestly necessary anymore followed by a city sponsored zone change if it isn't.
18				1. Enlist intern or otherwise organize project to help identify for removal /SR overlay where it's an "historical accident," or no longer needed because other standards & safeguards adopted. 2. Compatibility issues: Mitigate vehicle, parking lot & building light glare where abutting other residential. Integrate pedestrian & bicycle transportation with surrounding n'hoods. Use building articulation, break up mass, and situate on site to soften at edges where adjacent to less-dense development.
19	5	1	4	
20	5	1	1	See comments with COS-09 CUP. -- Type II site review for the limited housing types, but only when abutting R-1. -- And add a clear and objective criterion regarding compatibility
21	5 Eliminate Site Review all together for housing. The application of Chapters 9 and 7 effectively does everything that a Site Review application does. Except SR adds a layer where the project can be appealed. If you really want housing in the city of Eugene there has to start being some 'by right' ways to get there.	1	5 There is nothing that could possible be clear and objective about adding compatibility criteria. When did we decide that housing near housing was incompatible. Wasn't that policy choice made at the Metro Plan level and when property was zoned?	

COS-12 SITE REVIEW REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Other Concepts
22				<p>Site Review Requirement: It seems that Site Review is be an unnecessary step if the project meets by-right criteria and since it will be reviewed at the building permit stage. If the project is seeking variances, then it should be subject to Site Review (depending on the nature of the sought-after variances).</p>

COS-09 CONDITIONAL USE REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concepts
1		5	5 Type III hearing and involvement neighborhood necessary ... type of	1 Physical compatibility visual typology fitting with typology around in the city, in the neighborhood.	
2	5	Make alternative, not required -- so discretionary	5	1	Should be _one_ track & part of alternative approval with _higher_ standards for _exceptionally_ good proposals.
3					
4			2 Keep Type III but only use if bordered by lower zone properties.		
5			1 Eliminate except when property borders a lower housing zoning, where CUP could still be required.		
6		1	2	2	
7				1	

COS-09 CONDITIONAL USE REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concepts
8	4	3 A public process with hearing and strengthened criteria is needed for any large multi-family unit development. Whether it is based on the current CU criteria or the PUD criteria does not matter.	5	<p>1 since 2013, Crescent Park Senior Living, a 119 unit development. In that case, the process led to a negotiated change to the original site plans that yielded a better outcome for the neighborhood and the facility.</p> <p>The developers (Spectrum) had been advised by planning not to seek exceptions to code in order to assure a smoother process. Since the area is Nodal Development, a max setback of 10 feet from Coburg Road was planned for the three-story building, leaving inadequate room for trees.</p> <p>The neighborhood wrote a strong objection based on aesthetic conformity to the area. Planning (perhaps fearing an appeal) arranged a meeting of all parties. Neighborhood and Spectrum agreed that we'd both prefer a greater setback. The application was revised to include request for an exception to allow increased setback.</p> <p>Trees now stand between the building and the road. Far more appealing as frontage on Coburg. And more sheltering for residents. Win-win.</p> <p>The neighborhood also objected to a planned 300 foot uniform facade fronting Coburg. Ugly. The HO agreed and required a variegated facade.</p>	
9	5				In between C & D: Conditional (strongly support)
10	5	4	1	2	
11		4	5	1	
12					

COS-09 CONDITIONAL USE REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concepts
13					Get rid of except when next to
14	5	1 Eliminate CUP for assisted living			
15	5	1			
16	4	2	3	2 I support compatibility but beware of what kind -- visual compatibility is different from physical -- don't discriminate by income, race, etc.	
17					C&O CUP seems like an oxymoron to me. It also seems like an ineffective use of staff resources to write code that will be so limited in use. These seem so similar to multi-family that I suggest either just adding them to the multi-family definition or identifying a sub-set of the EC 9.5500 multi-family standards for these to comply with.
18					Ensure sufficient time for affected community members to weigh in--if not a Hearings Official, a Planning Director hearing? If not a hearing, more time to learn about, research, prepare testimony & coordinate? Also: There can be great variation in impacts for these uses, depending on their size and the number of residents (e.g., 8 residents of an assisted care facility vs. 30). A fraternity (parties, cars, serenades, whatever) is unlike an assisted living facility. Address compatibility...and is it possible to better distinguish between differing potential impacts based on scale?
19	5				B) except next to different use. Go from Type III to site review and impose C&O
20	5	1	1	1	-- No CUP for housing. -- No Type III process at all. -- Type II process (/SR) for the limited housing types. -- Add a clear & objective compatibility criterion in the C&O site review section.

COS-09 CONDITIONAL USE REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concepts
21	5	1	5 Eliminate it	No. The code sections that came out of the Infill Compatibility Committee point at how fraught this potential action can be.	
22					Conditional Use Requirement: I'm trying to understand how clear and objective works under the rubric of Condition Use, which is by definition a non-conforming special use and would thereby warrant an individual project review process. If the specified housing types are needed and are generally acceptable if planned according to normal regulations, then shouldn't the zoning codes be updated to make them allowable by right within certain areas?

COS-16 PUD TYPE III PROCESS

	A. Comments	B. Comments	C. Comments	D. Other Concepts
1		5 By skipping PUD the involvement of neighborhood is not guaranteed.	5 Site review not enough hearing process is necessary to guaranteed involvement for neighborhoods.	
2	5	5	Not adequately clear. Cannot rate.	Should be _one_ track with subsections re: residential, commercial, etc. Part of residential alternative approval with _higher_ standards for _exceptionally_ good proposals.
3				
4	5	2	4	Don't change South Hills study
5			5	For single family housing not located in South Hills study area, change PUD to site review
6	4	2	2	
7	5			<p>Include the residents of an area in the planning of developments/structures that will affect their neighborhood!!!! [You're already violating the South Hills study and your stated goals of preserving the community's values regarding livability, public health and safety, and natural resource protection in the Furtick P.U.D.]</p> <p>Heed the op-ed quoted below: "Effective planning is done with the public, not simply to the public. Oregon State Planning Goal 1, Citizen Involvement, explicitly requires including a "cross-section of affected citizens in all phases of the planning process." Concocting plans behind closed doors and then presenting them to the public for "comment" violates both the letter and spirit of the Oregon Department of Land Conservation and Development's guidelines." [By Ted Coopman]</p>

COS-16 PUD TYPE III PROCESS

	A. Comments	B. Comments	C. Comments	D. Other Concepts
8	4	2	3	
		In Northeast Eugene, we have seen six PUD processes since 2013. Two have created developments (18, and 17 units) that could have been handled as subdivisions. One (12 units) entailed small lots and shared open space.	<p>Three of the six PUD developments in Northeast Eugene are substantial in size (174 apartments, 150 townhomes/apartments, and 360 townhomes/flats) and in impact on the surrounding area. A public process with hearing and strengthened criteria are needed for such large MFU developments.</p> <p>The first two used general standards rather than needed housing. Neighborhood concerns (like screening to block intrusive headlights in parking lots and notice of phasing) were addressed. (Crescent Village is very cognizant of neighborhood concerns.)</p> <p>The third (Delta Ridge) used the needed housing criteria. Neighborhood concerns focused in traffic impacts. These were at least in part addressed (4-way stop sign, lowered speed limits) as part of the application or by subsequent City action. No concerns were addressed by the HO.</p> <p>All told, Northeast's 15 significant development processes since 2013 (ignoring several partitions) have included four that were not simply subdivisions: the three large PUDs, the one Conditional Use. (Significant processes that concluded prior to that date: partition for Bascom Village, Heritage Meadows Apartments).</p> <p>All of these were large enough and had sufficient impact on the area to merit a full public process, including a neighborhood meeting and a public hearing.</p> <p>Criteria that identify them: MFUs, more than 20 units (or some other threshold).</p>	
9	5	1	1	
10	5	2	3	Keep Type III for "contested" applications only if no protest/obligation -- after timely notice then go to PD only (not HO) (perhaps open to question/objection within time period)
11	1			

COS-16 PUD TYPE III PROCESS

	A. Comments	B. Comments	C. Comments	D. Other Concepts
12	1	3	3	
13				
14	5	5 This is not clear. Add South Hills Study criteria to every proposed development or only those located within South Hills? Major issue: South Hills study needs to be reviewed/revised/updated.	5 Eliminate SR for housing. All together.	Eliminate PUD & SUB redundancy. Change PUD for needed housing to type II or allow SUB/PUD applications concurrently.
15	4	3	1	
16	4	2	2	
17		1	1 {Everything after "require" crossed out, replaced by "compliance with the already C&O EC 9.5500}	I have a lot of to say about this but will try to be concise. Using a process designed for a highly discretionary application for a C&O project results in extreme cost and time inefficiencies with a result of less affordable housing. The lady who was at my audit brainstorming meeting (Elizabeth?) made a comment I found to be very enlightening. She said that in all other jurisdictions she's seen, PUD was the discretionary track and subdivision the C&O. I would love to see the entire land division process overhauled to accomplish the same thing in Eugene.
18				If PUD overlay, assuming there usually are significant natural features, vegetation & trees, waterways, topo features, etc. Where a mix of uses, and shared use of services & facilities, are intended, it seems that adopted standards might need to be extensive to assure protection & restoration. What do other Oregon communities do?
19	5	1 "drop the planned unit dev. req." underlined, with Yes; "south hills study" underlined, with Not C&O	1	
20	5	5 {"drop the planned unit development" is underlined, with the comment "Yes, drop"} {"South Hills Study" is underlined, with the comment "No. SHS is nothing but discretion."}	5 {everything from "require site review" and on is underlined, with the comment "No need for PUD criteria. Focus on generating a C&O site review path. And again apply /SR only if abutting R-1, and only for the limited set of housing types."}	-- PUD by its very genesis is discretionary. -- Can't have a type III process with a C&O tract. Type III includes a public hearing, if C&O is the criteria, there is no need for a hearing.
21		1 Except South Hills Study needs a major overhaul. Its application and interpretation has done much to slow or deny south hills housing projects.	5 For multi-family drop all land use applications. The PUD process has not contributed to revisions (improvements) to the projects. It has simply added cost and delay. And appeals.	
22				PUD Type III Process: (No comment as I don't understand the Type III Process)

COS-20 PEDESTRIAN DEFINITION

	A. Comments	B. Comments	C. Comments	D. Other Concepts
1				
2				Pedestrian, no vehicles with exception of wheelchairs, walkers and baby carriages
3		1 Must include a range of users; adults, children, wheelchairs (and motorized) people w/disabilities. Needs to meet Vision Zero design standards.	2 Need separate definition for bicycles, electric too	
4	battery operated/motorized scooters?	{bicycles crossed out} battery operated/motorized scooters?	1 motorized or manual (wheelchairs)	
5		More inclusive as defined, remove bicyclists as included in pedestrian	1 Wheelchairs can be motorized. simpler	Change "confine in" to "using" --considered to be offensive; alterabled vs. disabled
6		1 Strike "bicycle" as an activity use. Bikes are vehicles	3	Need rules on powered wheeled devices
7			1	Also create a new definition for bicyclist, if one doesn't exist
8			1	
9	5		1 Electric or manual	
10	5	2	3 Needs more specificity	
11	2	{"bicycles" crossed out}	1 {"confined in a" crossed out, "using any type of" written in}	Revise C&O standard to support development of a greater diversity of housing in R1 zones by right. Don't ... adjust existing C&O code -- add/edit code to support housing affordability, diversity and supply
12	1	4	1	Need to consult with city attorney
13		5 Remove bicyclist. State of Oregon defines bicycle as a vehicle and treatments for peds & bikes can be very different.	1	
14	5	4	1	
15	3	5 The wordier and more options the more open to claims of discretion. Simple is better.	1	"Pedestrian" is a pretty widely understood word and it seems a bit silly to define, but I thought the same thing about "grade" and "excavate". From that perspective it seems reasonable to need a definition of pedestrian. Using the state definition has several benefits -- avoids inefficiency of reinventing the wheel, has undergone more legal scrutiny already, and creates consistency through multiple levels of jurisdiction.

COS-20 PEDESTRIAN DEFINITION

	A. Comments	B. Comments	C. Comments	D. Other Concepts
16	5 No current definition.	3 Excise bicyclists (neither pedestrians nor motorists). Allow for motorized wheelchair users. Question: Is the last clause redundant ("...and individuals who have...")? If individuals not otherwise included in definition, then keep the language.	3 On the one hand, nice to be consistent with existing statutory definition. On the other, "confined to a wheelchair" is dated, offensive and often incorrect language. It's "confined" that's the problem.	Merge B & C in an inclusive, accurate way.
17		1 motorized wheel chair; pedestrian should not include bicycles; when safety issues are being considered we must look at the broad range of people afoot	2	
18				I am uncertain what problem is trying to be solved here. What I do know is that the distances (within 1/4 mile) don't apply to every property in the city and the opposition uses this measure as a way to attempt to defeat a project. As if not being able to walk everywhere is a standard we must all adhere to everywhere in the city before development can occur. This is not based in reality of actual topography, location of commercial/employment/park services. For some it is actually nice to not live within 1/4 mile of some of these things.
19	3	3	1	
20				Pedestrian Definition: Keep this simple and use the Oregon Vehicle Code definition. Other modes of non-vehicular movement should have their own clear definitions. Note that with the development of electric bicycles and scooters, a clear definition of "bicycle" is going to need to be developed in order to regulate their use in the public right of way.
21	5	4 N.I.C. bicyclists	4	This is the "definition" Regulations regarding "use" of pedestrian facilities can be, needs to be defined somewhere. Bicycles are clearly addressed elsewhere. A bicyclist is <u>not</u> a pedestrian (bicycles, skateboards, skates, motorcycles, are not). But how do we define, regulate other things with wheels?

COS-15 TRAFFIC IMPACT

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concept	
1	4	5	4	3	In Northeast Eugene, concern about traffic impact is the lead complaint about the high level of development here (25% more housing units since 2013). The City's current inability to confront this issue as part of the land-use approval process is unacceptable. Level of Service (E) and crash test data won't lead to mitigation because they set the bar too low.	When a large development or a series of developments creates a significant shift in traffic dynamics, mitigation is appropriate. One way to create an objective measure of a "significant shift" would be to look at changes in level of service. A shift from an A to a C or a B to a D at an intersection would be a major impact on a neighborhood. One large development or a series of developments that cause such a shift should be responsible for mitigation of that impact on a neighborhood.
2	3	3	3	2		
3		3	5	3	C: Threshold for triggering a TIA is way too low.***	Must be required for C&O track*** TIA should be based on C&O number of units say 25 du and be a requirement on the C&O path. Impact of other developments of 25 or more du must be factored into the TIA. The TIA must project conditions after development is in use & insure safety & compliance with Vision Zero standards. Should be expanded to include driveways and streets entering into main roads. Also age (55+ developments) along routes & schools within 2 miles.
4		1			{entire concept crossed out}	at C: {"crash rate data" is underlined} --by drop down menu
5				1		transportation system = use of vehicles
6		2_Full_mitigation	2 ditto	2 ditto		
7	1					Reduce report {?} for TIA from 100 to 50 to trigger TIA. Add additional requirements to submit minimum level of service as a result of proposed projects. Minimum level of service can not increase more than 1 PUD {?} after development.
8		2 Need specific ways to mitigate.	2 Scoring of menu options to get to an objective level or criteria		Seems discretionary to me	
9	5					Combine B & C
10	5	3 {"level of service" underlined} delay service	3 {"menu of crash" underlined}	2 large or with family {not sure}		

COS-15 TRAFFIC IMPACT

	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E. Other Concept
11	4		2		1		4		<p>at B: dropdown within defined area immediate to project.</p> <p>*log new trips *CIP partnership to generate better (safer) outcomes that don't punish any current development. *Revise C&O path to make infill easier -- TIA used to oppose infill, not for safety.</p> <p>With <u>ALL</u> new C&O standards, we need to be writing code that helps accomplish what we <u>want</u>, and need -- a by-right path to a greater diversity of quality infill housing.</p>
12	2		5		5		5		<p>Add TIA criteria. Make TIA criteria C&O.</p> <p>Be careful to require relation to Vision Zero -- Vision Zero is a vision.</p> <p>Be careful to require inclusion of trip and traffic analysis of surrounding undeveloped property</p>
13			4	It should not be based on distance but # of trips to an intersection.	2	Define threshold i.e. rate over i.o cr Frequency of crashes per year.	1	Specific criteria needs to be established. Not allow education as an option. Require the identification of hard TDM strategies i.e. 110% of bike request ... paths to transit.	
14	4		2		2		4		Because {couldn't read second word}
15	1		5		5		5		<p>It's a little off topic but I'd like to suggest the trigger should be 100 <u>new</u> trips. The amount of entirely vacant site is very few. This means redevelopment projects are becoming the norm. With redevelopment, the system has already adapted/accounted for existing trips. This is the same logic that allows previous SDC payments to be applied to a redevelopment.</p> <p>Other professional studies/ reports, such as stormwater and possibly geotechnical, are treated as non-discretionary. I'm not clear on why traffic shouldn't be as well. Why not take the same approach as stormwater? A feasibility-level analysis with the tentative followed by a detailed design at the time of construction plans.</p>
16	4		2		2		2	But...would TDM essentially flip to discretionary process?	
17	3		5	"mitigated" needs to be C&O	5		3		Analysis of projected conditions after development is in use--should ensure that meets high standards of Vision Zero

COS-15 TRAFFIC IMPACT

	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E. Other Concept
18	5	eliminate the TIA as a separate application. Make it an informational item much like a geotech report,	5	Every situation isn't perfect. Eugene really doesn't have traffic problems. Just perceived traffic problems.	1	Be clear about crash data and source. Anecdotal not admissible.	5	'encourage' is not a clear and objective standard.	
19	1		5		5		3		
20									Traffic Impact: Incremental changes to levels of service for private vehicles should not be a controlling factor for infill development. Successful communities are not measured by traffic speed or vehicular throughput. Our transportation models are about to change significantly with new modes of transportation (autonomous vehicles, ridesharing, etc.) Clear and Objective standards should provide incentives for better access to public transportation, bicycle trips, and pedestrian connections. If there is a vehicular trips threshold beyond which a TIA is required, it should be very high (say 600 trips per hour).

COS-15 TRAFFIC IMPACT

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concept
21	4	2 "level of service" Unless it's already below std. A prescribed list of L.D.S is clear and objective. Mitigation measures would need to be C&O. And known in advance of items to choose from.	2 There would also need to be a pre-scribed quantifiable threshold. i.e. how _much_ LDS mitigated? How much reducing crashes?	2 Only if picking from a menu of C&O measures.	

COS-19 STREET STANDARDS MODIFICATIONS

	A. Comments	B. Comments	C. Comments	D. Other Concepts
1	4	2	2 If a development cannot meet the clear and objective requirements set by street standards, it can request an adjustment review.	
2		2	2	
3	5	5	1 No adjustment review in C&O Type III use alternate track.	Eliminate exceptions
4		1 list of specific well-defined exceptions	{"adjustment review" is underlined} trigger discretionary for that particular criterion	
5			1	
6		2 All or nothing either C&O or discretionary	2 Conditional as long as it triggers a discretionary review.	
7	1			but define existing exceptions -- 1] Block ... from 20% {??} 2] leave ... in as is. 3] remove "being close to 600 feet as practical. 4] remove completely 9.6815 2) street connectivity standards. (g)(1) -- remove 1) completely. leave 2)
8				_Question_: If you do C&O but there is one item that is physically impossible to achieve, but can be adjusted (ads. review) does that go discretionary but then violate state law requiring a C&O option?
9	5	1		
10	5	2 {"exception"} is underlined	4	
11		1 Address/increase cul de sac length to allow development of south hills land.	1	* Revise C&O standards to ensure infill development is possible within UGB. * Make new C&O standard that is likely to make vast majority of projects possible in south hills. * If south hills plan persists, address this standard to make infill feasible.
12	4	1	1	Allow adjustment review for street connectivity.
13		2 Define the exceptions, i.e. wetlands standards	2	
14	3	2	5	

COS-19 STREET STANDARDS MODIFICATIONS

	A.	Comments	B.	Comments	C.	Comments	D.	Other Concepts
15	1	With refinement of the word preclude. The environmental resources and topographic figures the exception was designed to protect can often be physically overcome but then there isn't any point to the exception because the test can never be accomplished.			1			
16	3		1	If it's possible to do so, this might work. Could be challenging to provide needed specificity.	1	Seems like this could work--given that the Planning Director's already in on the Partition, PUD or subdivision.		
17			1	most specific				
18	1		1	As long as they are not created as a tool for denial but a recognition that there are places in the UGB that are designed differently than living on a gird in the flat lands.	5	Are is just another vehicle for delay and opposition. There needs to be a recognition that not all standards can be met all the time. AR used to be an effect tool. Not it is simply another option for opposition.		
19	3		1		1			
20								Street Standards Modifications: Variances from standards need to be given clear and objective limits, such as "within 10% of the standard measurement" or whatever variance value might be appropriate for each street standard for which this variance might apply. If a clear limit cannot be established, then a variance to that standard will need a review process.
21	3		2	A prescribed list. Objective. Nothing like "or similar", "such as".	5	Adjustment review is discretionary.		{"such as", "existing" and "precludes" underlined}These 3 underlined items are not C&O

COS-13 GEOTECHNICAL REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Other Concepts
1				
2	4	3	1	
3		Don't know what this really means.	1 Federal standards of evidence should be used to establish an expert's testimony as C&O	City needs an independent geologist (or whatever) to verify the applicant's report
4		2	{2nd sentence crossed out}	
5			1	
6	3	2	2	
7	1 with addition			Add criteria under (g) needed c) stupid over 5%. Based on slido 3 levels that are ...
8		Need an easy option for the simple ones that aren't going to be an issue (under slido)	1	What about -- "... experts?" (lidar/slido might eliminate that)
9	5		1	"three levels of review with increasing complexity" underline
10	5	2	1	
11		2	1 {2nd sentence crossed out}	
12	1	2	4	
13		2	4 It may not be a good idea to specifically call out lidar or slido when that technology may be obsolete in a few years. Should say it "may use".	
14	1	5	5	
15	1			In order to produce the certifications required by the current standard, a geotechnical engineer goes through the same analysis process as would be required for the general track. As a result the design produced addresses geotech items as robustly as it would with any other report. Additionally though, I don't see what is discretionary about the general track criteria. Why can they not be used for C&O if it is felt the current needed housing standards aren't sufficient.
16	4	2	2 Discussion with others at our table indicated preference for "showing the work," so that interested others could see--Option C would provide for that.	
17			1	To rely on professional expertise should rely on federal standards for clear & objective standards

COS-13 GEOTECHNICAL REQUIREMENT

	A. Comments	B. Comments	C. Comments	D. Other Concepts
18	<p>1 This is an informational item. It is used by the client to develop the property. Add language that resembles current conditions of approval that we have seen like "a site specific geotech report is required for all building permit application".</p> <p>No client goes into these projects wanting them to fail and they hire the most competent person they can to evaluate the geotech. More time has been spent arguing about these issues and the data in public hearings than is reasonable.</p> <p>Perhaps it should be eliminated all together and simply be a requirement of PEPI and building permit.</p>	5	5	
19	3	3	3	Use the same standards as set forth under the "clear and objective" criteria.
20				Geotechnical Requirement: Registered professional engineers should be responsible and liable for the provision of appropriate levels of existing conditions investigations and recommendations of suitable engineering solutions or avoidance. The city might clarify the professional standards to which the engineers are to be held, but the city takes on unwarranted liability if it tries to define what the engineer should do in known areas of geologic risk, because there might be unknown areas of geologic risk that the engineer would not be required to meet a higher level of investigation. So keep the current code if it places the responsibility for appropriate levels of engineering diligence on the professional engineer.
21	1	5	5	Yes, require citation when lidar and/or slido info is used. <u>But</u> remember these are remote data, inferior to site specific

COS-03 20 PERCENT SLOPE GRADING PROHIBITION

	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Comments	F. Other Concepts
1	4		4		4		2			Many cities have figured out how to build safely on slopes. We can too.	
2	4		5		4		1		2		
3	1		5		5		5		5		This is <u>already</u> C&O and could be different under discretionary path. Is the problem it limits pure build by right & invites neighborhood involvement? Maybe land with a grade >= 20% should be eliminated from the BLI-apps, maybe then the UGB would need expansion.
4							1				
5			1				1				How much land is in the BLI now between 25% -- 30% - numerically. Follow state standards of 25%
6			3		3		2		4		
7	1										But change definition so included excavation, ..., or grading above 20 degrees style to meet needed housing
8			2	We need consistency {re: 20, 25, 30 percents}		Use soil info not just slopes	2	But this seems discretionary not C&O	2	ditto	Clearly define "grading" (recent planning commission issue)
9	5						1				
10	5		3		3		2		2		Focus on state without avid geotech report
11							1				*Bring into alignment with BLI. *Use geotech {not sure of word}
12	5		2	30%	5		1		3		
13			5		5		1		3		This conversation is too technical for non-technical people to make a good decision on.
14	5		5		5		1		4		

COS-03 20 PERCENT SLOPE GRADING PROHIBITION

	A. Comments	B. Comments	C. Comments	D. Comments	E. Comments	F. Other Concepts
15		1 "25%" crossed out		1		<p>There's a wide variety in "buildable slope" based on soil type, development design, etc. A flat percentage doesn't address this but a geotechnical report can. Additionally, I have seen sites with unstable, unpermitted fills. The inability to remove this due to a flat percentage would not be in the public's interest.</p> <p>I have a hard time understanding the logic of counting 30% lands as buildable in one location and not in another. If all buildable lands have the right to C&O (my understanding of the new state mandate), then it would seem to me the state is mandating the lands in the BLI to be allowed C&O and therefore the slopes need to co-inside.</p> <p>Perhaps two ways to incorporate multiple viewpoints is: 1) Grading on any slope over 30% must be done in conformance with a geotechnical report. 2) Grading of any slope over 30% must not increase the slope in any area of 30% or more slope.</p>
16	4	3 Though congruence with state percentage might make sense, it still strikes as arbitrary.	3 This is another suggestion about which I'm woefully unqualified to comment.	3 This could be risky--eliminating any percentage threshold--but if the geotech review is thorough, transparent and subject to scrutiny by staff AND community members, it might ultimately achieve better outcomes.	3 Replace...or supplement?	Would it be silly to combine concepts -- use state percentage and a geotech review when over 20 (or some other) percent? Also: Have we looked to see what Portland has?

COS-03 20 PERCENT SLOPE GRADING PROHIBITION

	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Comments	F. Other Concepts
17	1	If a developer doesn't like this he/she can go through discretionary pathway! If it doesn't mean you NEVER can grade above 20%	3		3						City should have their own "independent" geotechnical engineer; LIDAR & SLIDO are VERY accurate
18	5	Eliminate slope criteria. If someone wants to build on 50% slopes and can weather the cost and prove stability through construction methods and geotech then why impose a limitation.	5	Eliminate the slope criterion.	5	Eliminate the slope criterion.	1		5		
19	3		1		5		5		3		

COS-03 20 PERCENT SLOPE GRADING PROHIBITION

	A. Comments	B. Comments	C. Comments	D. Comments	E. Comments	F. Other Concepts
20						20% Slope Grading Prohibition: Is there a definition of "grading"? Clearly, building a road or excavating a full basement on a steep slope requires significant grading, but does excavation for a perimeter wall footing constitute "grading"? It seems that given Eugene's topography, there should be an upper slope limit to significant grading (say 31%), such as for a road, but that limited grading, such as for strip footings for a building, would be allowable on any slope with a provision that a registered engineer has assumed responsibility for its design. Limited might be defined as a percentage of site disturbance (say 2%), measured horizontally.
21	5	5	Arbitrary. Why not 22? 24.5? Humans have been building on steep slopes, even cliff faces, for thousands of years.	5	1	And, again, mitigation measures must be prescribed, objective, measurable. Erosion and stability should be part of geotech review

COS-01 CLEAR & OBJECTIVE COMPATIBILITY

	A. Comments	B. Comments	C. Comments	D. Comments	Other Concepts
1	5	2	4	1	
2			2	1	
3			2	5	
4		1			
5			{ <u>"regardless of size or use"</u> }	1 { <u>"proportional to the size of the ... site"</u> }	
6		2 [{"Zones" written in at "higher intensity uses", I think. "Zowie"?}]	3	2	Combine B, C & D
7		1 Where higher density abuts a power density or conditional use or PUD. Also provide solar access. Buffer to north for R1 and R2 properties that are abutted by development. Use stupid setbacks for transition buffers and increased landscaping Should include Go Zone			
8		1 --Zones, not uses.-- South Willamette's plan had some very good setback and transition areas -- look at those.	{ <u>"perimeter"</u> } Form based code	{ <u>"scalable"</u> is circled, with "Yes"; <u>"perimeters"</u> }	
9	5	1 Scalable		1	
10	5	3 { <u>"transition buffers"</u> }	4 { <u>"minimum"</u> }	1 { <u>"scalable"</u> }	See also COS -02
11	5	1	4	4	
12	5	2	4	2	
13		2 "Zones", not "uses"	2	2 standards to be based on zones and sizes	
14	4	2	5	4	

COS-01 CLEAR & OBJECTIVE COMPATIBILITY

	A. Comments	B. Comments	C. Comments	D. Comments	Other Concepts
15	2	1	5	5	There are a number of R1 PUDs surrounded by other R1 property. In the case of a general/discretionary PUD it could make sense to need some sort of buffer since they often seek relief from one or more base code items. In the case of C&O thought there is no opportunity for that relief since the relief would be discretionary. As a result there shouldn't be any compatibility issues needing a buffer.
16	4	2	5	2	Possible to combine elements of B & D? Recognize use intensity via scalable approach. A PUD with commercial or gathering spaces along with residential likely would generate different impacts than putting SFDs next to existing SFDs, for example. Important to assure compatibility when it comes to mass and height; transitions will help.
17		2	2		B&C combined though C moves you to discretionary for this one particular situation
18		3 This becomes quite a can of worms but transition areas are ok if a lot of land is not taken out of the inventory.	5 There are many setbacks and transition buffers already built into parking lot standards, etc. Has the problem been defined.? Are there areas where the existing setbacks are not working or is this juts a reaction to our current growth and infill where we just want everything further away from us without identifying the issue?	5	
19	3	1	5	3	

COS-01 CLEAR & OBJECTIVE COMPATIBILITY

	A.	Comments	B.	Comments	C.	Comments	D.	Comments	Other Concepts
20									Clear and Objective Compatibility: Develop scalable transition buffers when higher intensity uses are proposed adjacent to lower intensity uses only on the property boundaries where those adjacencies occur and in proportion to the relative scale of the size of the adjacent parcels and their structures and the size of the proposed parcel and its structures. Compatibility should not be a required consideration for 'non-conforming' adjacencies, such as an older single family house in an area that has been zoned for higher density uses.
21	4		2	{"transition buffers" underlined; "uses" crossed out and "zones" written in.	5	How is "minimum transition buffers" different from "setbacks"? {bulk of question crossed out}	3	Merge this with B {"scalable transition buffers" and "proportional to the size of the development" underlined}	{"clear and objective track" and "do not address compatibility"}

COS-11 TREE PRESERVATION

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concepts
1	4 "Consideration" = nothing.	4		2 "Tree type" is probably too complex if it refers to species. Perhaps a simple categorization: native vs non native, evergreen vs deciduous. Perhaps not perfect, but workable. Evergreens more desirable than (typically) faster growing deciduous. Native more desirable.	
2		2 Why 30%? Why not 60% preservation?			
3	2	4	4	4	strongly support: If a tree is removed 1 or more trees must be planted
4		1			
5					
6	5			1	
7	5	{ <u>"Define" and "8 inches"</u> }	4 { <u>"fund"</u> }	2 Add "health" and "significant" as above.	Use criteria from discretionary that would protect RIDGELINE with South Hills Study specifics such as 700 to 901 foot elevations.
8	5	3	3 30% is rather random or arbitrary. Seems like this standard should take into account the SITUATION - retaining trees in the middle of a site may make no sense at all while retaining 30% or more nearer the perimeter might be highly desirable. In this case, the discretionary path makes much more sense!	1	
9	1	5 { <u>"healthy" and "define healthy"</u> } Why 30%? O a small lot, that's a lot of trees. Not knowing in advance where trees may be on a lot, 30% trees could occupy 50-60% of the site. How define healthy? How scientific vs. merely visual (aesthetic). Do we require core samples? root system investigation?	5 { <u>"healthy"</u> }	5 { <u>"tree type, health and size"</u> } Interesting idea. Could get rather involved. There are a great many types. --Genus vs genus/species? --Native vs non-native? Depends on where the property is. Many native trees not good for urban conditions or small lots. --Varieties and cultures?	{ <u>"or" and " consideration"</u> }

COS-11 TREE PRESERVATION

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concepts
10			{ <u>"payment"</u> }	2 & location	
11	3	3 Arbitrary.	3 Arbitrary percentage. As for \$\$ bank: What would C&O guidelines be for determining that preservation not possible?	2 Would take some analysis to produce, but would go further in preserving the right trees.	
12	5	5 {"significant healthy trees" crossed out}	5 {"significant healthy trees" crossed out}	2	Rating scale --Why "% trees" instead of "% tree canopy coverage"? --What's goal? -- **On urban land, existing trees need to be reconsidered on a philosophical view. --Public row trees - should all be ... protected.
13		{"Define healthy"} "Healthy" might be hard to define.		1 <u>_Type_</u> --scale 1 - 5 based on type-- Don't micromanage the criteria -- keep it simple.	Might be best option but may be more discretionary and not C&O { <u>""consideration""</u> }
14				2	

COS-11 TREE PRESERVATION

	A. Comments	B. Comments	C. Comments	D. Comments	E. Other Concepts
15	1 See 1) below	4 See 2) below and 4) back	3 See 3) back	4 See 4) back plus the flexibility comments in 1) below.	<p>1) In my experience, developers are aware that trees are an asset and strive to keep them in a sensitive, thoughtful manner. The current level of regulation allows them to do so. It allows a developer to work within a clear and objective criteria while taking into account factors like species, health, long term compatibility with the development, etc. Making more regulation will remove flexibility with the result of lower quality designs and higher cost. 2) This has the risk of creating unresolvable conflicts with other code criteria. As an off the top of my head theoretical example: A site on River Road is likely to have very few trees and restrictions due to access management. It is possible that the only tree(s) fall in the location of the only allowed connection point. 3) The mitigation fund is an innovative idea that would address my concerns with the previous concept. However, I have concerns about the impact of this on affordability. Introducing a new cost doesn't decrease costs. Perhaps including the option to plant one or two new trees in each lot would help make this more robust.</p>

COS-18 ARBORIST/LANDSCAPE ARCHITECT REQUIREMENT

R	A.	Comments	B.	Comments	C. Other Concepts
1	4		2		
2	1	Require only a ISA cert, master arborist and or a registered consulting arborist with the American society of consulting arborists.	5		
3	5		5		{strongly support} Require an arborist not a landscape architect
4	1				{strongly support} Or require tree preservation plan be completed with assistance of arborist.
5	5		5	No soils trainings, history of poor design choices	Consider requiring a certified consulting arborist
6	5		1		
7				{"a PUD design team" underlined}	Issue is not the design team but should require arborist to analyze site and write report. Landscape architect is/may not be qualified.
8	2		5	More inclined to substitute a "consulting arborist" for a landscape architect than other way around.	Planning staff indicated that it would be more useful and more important for the arborist (or architect) to have a more developed set of criteria that they must address and report on.
9	5		1		If it's about removing barriers keep it flexible.
10			1		
11	3		3		While a landscape architect is qualified to determine what trees to plant where, is it the case that a consulting arborist may be more experienced to evaluate health of individual trees in the event of proposed removal? That said, if it doesn't matter who writes the report, then allowing substitution probably fine.
12	5		1		Clarity plan required-- work quality is mixed. ? credits/changes when trees removed --what about when trees removed are not ... to be replanted? --invasive species removal?
13			1		I think one or the other is fine.
14	2				
15			1		If it is allowed in other portions of the code it should be fine here too.

COS-10 PARTITION TREE PRESERVATION

R	A.	Comments	B.	Comments	C. Other Concepts
1	4		3	Partition = infill.	
2	4		5	Require and strengthen clear and objective track	
3			5		{strongly support} Add to discretionary track
4	1				{strongly support} Add requirements for tree preservation
5					
6	5		1		
7	5		3		
8			5		
9	5		1		Partitions are an important tool for development. Often starting with an in-town, already developed lot, making it even smaller. Arbitrarily saving a tree just because it's there is not { <u>"already apply to development of housing, based on the size of the parcel."</u> }
10			1		
11	3		3		What is risk of making consistent with 20k sf lot (over/under)?
12	5		2	If this is covered in building site permit, removing here makes sense.	Heritage trees should continue to be treated uniquely.
13			1	Seems to make sense.	
14			1		
15			1		If trees don't need to be considered in general, I'm not clear why they would need to be under C&O. Also partitions are to accomplish density and trees are the antithesis on density.
16			1		
17	3		1		
18	4		5		Consider requiring clear and objective track, and make its criteria more simple and straightforward.

COS-10 PARTITION TREE PRESERVATION

R	A. Comments	B. Comments	C. Other Concepts
19			<p>Partition Tree Preservation: As noted elsewhere, preservation of large canopy street trees should be the priority for tree preservation (in the public right of way where there is room for large canopy trees or in private front setback where there is not room for large canopy trees in the public right of way). In areas of the City designated for additional density, mature interior trees will be lost. Development bonus points may be offered as an incentive to preserve “significant” trees, such as reduction in SDC’s or increases in square footage. So remove the requirement from the clear and objective track.</p>

COS-02 30-FOOT BUFFER REQUIREMENT FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Comments	F.	Other Concepts
1	4		4	Too inflexible given large range of PUD sizes.								Perhaps draw on C and D: required only to separate varying intensities, not required along street, otherwise scalable based on size (number of units, total acreage) of the development.
2	1		5		4		3		4			
3	1		5		5		5		2			
4	1											
5												
6	5				1	{"smaller buffer for smaller development sites" underlined} Define	1	Merge C & D				
7	5		4		3		4		1	{"COS-01" circled} As scalable COS-01 #D		
8	5	use the discretionary path	5		4				1	If "adequate" screening is required then for CaOs we need clear definitions of what are "adequate." Address the unique situations where the standards can differ for each situation.		
9	5		4	{"lower" and "clarify" underlined} 10' is still arbitrary. 10' is nothing more than many setback requirements.	2	{"scalable", "smaller" and "and clarify" underlined} see note at D	1	{"(30 foot or smaller)" crossed out, replaced by "scaleable"} {"uses of different intensities" and "and clarify" underlined} Merge C & D. Require a buffer. Between different intensities. But make it scaleable. But remember, keep buffer in perspective. Right now a single family home can be 30' high from property line.	3	{"compatibility criteria" underlined, with ?} Such as the multiple choice menu idea?		{"clear and objective" and "require a 30-foot wide landscape buffer" underlined.}
10					2		2					Combine C & D
11	4		3		1		2		2			Some combination of C, D & E that gets at compatibility (use, intensity) AND scales according to development size.

COS-02 30-FOOT BUFFER REQUIREMENT FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Comments	F.	Other Concepts
12	5		2		1		4	gradient and transition is the goal, not spatial void/separation	2	*mini tbc to address the transitions {nice illustration here}		*Create option to pay into a "Lid" parks fund.
13				{"not along a street" underlined} This seems to make sense for C&O. Prescriptive vs. performance				{"30" crossed out} Combine C & D. 30 ft too big		This seems to fit performance better than C&O. Unless COS-01 is very specific, then this may work.		
14							1		1			
15	5								1	If greater than R-1 density against R1 and if criteria are scalable.		Location should be clarified and penetration by specific elements should be too. Fences should be allowed, vegetated stormwater facilities should also be allowed.

COS-02 30-FOOT BUFFER REQUIREMENT FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Comments	F.	Other Concepts
16	5	Remove the requirement all together. This appears to have been put into place to simply discourage an applicant from using this tract. Why else would a 30 foot buffer be required for SFD PUD when it isn't anywhere else?	5	There are already setbacks in place throughout the code. If this needs to change then change it globally, not just for applicants trying to use a C&O track	5	This is a slippery slope when you start wanting to quantify what is smaller and what is larger and what kind of math is going to be required that will apply to all situations and be equitable.	5	Rarely is a property large enough to be able to give up 30 feet around its perimeter. That is why so many projects that require PUDs have not use C&O.	5			
17	3		3		3		1		3			
18	2		4		4		4		5			

COS-02 30-FOOT BUFFER REQUIREMENT FOR PUDS

R	A. Comments	B. Comments	C. Comments	D. Comments	E. Comments	F. Other Concepts
19						<p>PUD criteria should be different along transportation corridors in order to encourage and facilitate higher density, walkable neighborhoods. In this case the street and sidewalk section is of paramount importance and side and rear buffers are much less important and should focus more on pragmatic issues such as fire separation and air circulation. For predominantly residential mixed-use projects, a continuous street face is highly desirable with no breaks or buffers between streets. In non-transportation corridor neighborhood areas, buffers should be scaled to the size of the development and on the prevailing size of the abutting neighborhood lots, when the adjacent land uses are different or when the building heights will differ by more than three floors (for example a proposed five story building adjacent to a two story building).</p>

COS-04 ONE ACRE ACCESSIBLE OPEN SPACE FOR PUDS

R	A. Comments	B. Comments	C. Comments	D. Comments	E. Comments	F. Other Concepts
1						Scalable based on size (total acreage) of the development. Could be as simple as a percentage requirement.
2						
3	1	4	4	5	5	
4	1					{strongly support} Add requirements that 1/4 mile distance not require access across inaccessible freeway, river, or railroad
5						
6	5	1 1/2 mile	2 {everything from "i.e. require" on crossed out}	1		
7	5	4	2 {"more open" and "higher density" underlined} Specify proportionality	4	5	
8	2	3 Does 4J really have a policy of people using their space for recreation?	3 Is it really possible to do this?	5	5	
9	5	3 {"Adjust the maximum" underlined, with 1/2 mile}	3 {"scale requirements based on average lot sizes" underlined, rest of concepts crossed out} Higher densities are frequently in urban setting. Requiring <u>more</u> open space is the antithesis of urban objectives.	1 {"rely on existing lot coverage requirements" and "multi-family developments" underlined; "50%" circled with Not accessible?; "20%" circled with Would this be accessible?}	1 {"most vacant and partially vacant properties are generally" crossed out, with --The subject property is-- written in.	
10				1		
11	4	2	2	3	2	Evaluate estimated population within PUD and impacts on existing open space to ensure adequacy. Promote shared open space for integration in n'hood. Scale according to PUD size & intensity.
12	5	1	2		3	
13		1 I'd go for 1/2 mile (still very walkable) public park, public school	2 {everything from "i.e. require" on crossed out} I like some combination of these (B&C) good for smaller sites	Backyard. If this applies, why are we doing a PUD?	4 {"partially vacant" and "generally" underlined} "Generally" & "partially vacant" don't seem to be specific enough	

COS-04 ONE ACRE ACCESSIBLE OPEN SPACE FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Comments	F. Other Concepts
14			2								Can a developer choose to pay the money towards a park to be developed in the area of their development in lieu of IAC open space development. Measured by how close and how soon the park would be developed.
15	5										Eliminate requirement. Nearly everything seems to be w/in 1/2 mile already so open up more area for density.

COS-04 ONE ACRE ACCESSIBLE OPEN SPACE FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Comments	F.	Other Concepts
16	5	This does not take into consideration that property just isn't located near everything everywhere. That is what makes some properties more attractive than others. Some is closer to amenities, some is not. The code seems to be trying to make everything the same everywhere. Why? Sometimes properties just aren't as convenient as others to services. Some people live there for	5	Why do these exist. If there are properties further out because schools are built closer in then why should there be a criterion that puts approval at risk?	5		1		1			
17	3		3		3		1		3			
18	3		4		3		4		3			

COS-04 ONE ACRE ACCESSIBLE OPEN SPACE FOR PUDS

R	A. Comments	B. Comments	C. Comments	D. Comments	E. Comments	F. Other Concepts
19						Accessible Open Space for PUD's: increase distance to allowable open space to ½ mile (a 10 minute walk); provide an alternative for projects more distant from open space such that they have to provide open space (say 25%) within their own project boundaries, using current definition of allowable open space

COS-05 LIMITATION OVER 900 FEET FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E.	Other Concepts
1					2	Least bad idea. The tree South Hills issues seek to create the types of development Eugene needs least in the location that least matches Envision Eugene pillars. Large lot sizes rather than increased density, no major transit corridor, no chance of 20-minute neighborhood, no encouragement for non-auto transportation. Future enclaves for ex-Californians. We should name the streets to make them feel comfortable: Contra Costa Court, Bakersfield Boulevard, Sausalito Street, Lafayette Lane. (Full disclosure. I am one. Sorry to vent.) Could be coupled with tree preservation requirement that focused particularly on the north side of the property.				
2	2		5		5		5			
3	1		5		5		5			{strongly support} Do not allow development over 901 feet
4	1									{strongly support} Inventory properties over 900' that are not publicly owned and that are less then 25 or 30 degree slopes based on building through 2018.
5										
6	5				1		1			
7	5		4		2		5			
8	1		5		4		5			Need more and updated maps/info about which lands are still available and how do we make those properties best used. Priority should be capturing the entire ridgeline trail or park area with connectivity and then look at remaining available lands.
9	5		5	{ "if the City Manager determines" underlined, with -- Discretionary. Too squishy.--	2	How about allowing 2 1/2 to 3 du/ac. Average density of approved PUDs since 1001 has been +- 2.7	1	{ "5" and "8" underlined}		{ "clear and objective", "elevation of 900" and "one dwelling on lots in existence" underlined. "of 900' " circled, with 900' is arbitrary.
10					2					
11	3		2	Seek connections.	3		3			

COS-05 LIMITATION OVER 900 FEET FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E. Other Concepts
12	5								Inventory parcels remaining in this category and develop tools that make sense.
13			4	City manager: too discretionary for C&O	2	This one may be self-regulation w/slopes and costs.	2	Preferred option	
14	2								
15				{"if the City Manager determines" circled} Sounds discretionary	1		1		I haven't reviewed the South Hills Study in detail while responding here, but a quick skim indicates the primary purposes for the limitation were visual protection, open space facilitation and possibly slope preservation. I believe these are already addressed by Parks Dept. acquisition and other code criteria. I also noticed some conversation in the SHS about density transfer to offset the impact of the limitation. If the limitation remains I'd like to see density transfer acknowledged in the criterion.
16	5		1		5	If you were to look around at properties that have been developed above 900 feet, the trees have grow back in. No one notices the loss of trees because the trees are back. Density is already limited by the South Hills Study.	1		
17	3		3		3		1		
18	1		5		5		5		
19									Limitation over 900' in South Hills Study Area: allow PUD's but increase ridgeline setback to 500' in areas above 900' (See COS-06 note below). Allow lot partition, subject to existing lot partition and other development requirements. This will encourage incremental growth in the South Hills area without major disruption to the existing neighborhood fabric.

COS-06 RIDGELINE SETBACK FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E. Other Concepts
1									This issue is too intricate for me to feel confident describing a concept. I value the goals of a beautiful, forested skyline for the city. That is a key component of who Eugene.
2	2		5		5		5		
3	1		5		5		5		
4	1								{strongly support} Unless ridgeline already in public ownership for park land
5									
6	5				1				
7	5		4		2	As per buffers COS #2	5		
8	1		4		5		5		
9	5		3	{"Reduce" underlined, with Arbitrary}		{"scalable" underlined} both 2 & 3 chosen	1		--Base map: tax lots, city limits, ugb, public ownership, vacant. --Then map: map the <u>_real_</u> ridgeline, map elevations, map slopes, parkland, overlay & see what we get. Overlay s.h.s. view map and see what we get. **Then talk about it! {"clear and objective" and "300-foot setback from the ridgeline for properties within the South Hills Study." underlined. "300" circled, with Too much. Encumbers many entire tax lots. "unless there is a determination by" underlined, with Discretionary. {"the ridgeline trail shall be considered as the line indicated as being the urban growth boundary" in parentheses, with No. Map <u>_real_</u> ridgeline.}
10	2								
11	3		3		2	Although--is it just about development site size? Could it be a small site with significant visual impact?	3	Not sure about eliminating, but could consider existing/future parks lands as intent met.	
12	3		4		4		4	Capture <u>_complete_</u> ridgeline. Finish the loop.	*Target new ridgeline connections
13				Might work		Seems counter to what we want. A smaller development could get closer? Doesn't seem to make sense.			Majority of the Ridgeline & view is outside the U.G.B. Keep green/trees/buffer but it's likely outside UGB. UGB -- bad definition. **Have we defined the "ridgeline"? ** 300 ft seems excessive.
14							2		

COS-06 RIDGELINE SETBACK FOR PUDS

R	A.	Comments	B.	Comments	C.	Comments	D.	Comments	E. Other Concepts
15							1		I would find it easier to comment on this if I could compare the Metro Plan Figure H-2 scenic sites map the currently acquired park land. If the intent of this was to preserve the scenic value of the ridge, I have a suspicion that has already been accomplished by park acquisition. Another idea Alissa proposed during her presentation was to convert this into a criterion promoting ped/bike path connection to the Ridgeline Trail. It's hard for me to comment on that without mapping of current and already planned locations for the Ridgeline Trail and other paths. Perhaps there's already enough.
16							1		
17	3		3		3		1		
18	1		5		5		5	But it would be helpful if parks {?} created a solid map of preservation land on both sides of UGB in S Hills	
19									Ridgeline Setback for PUD's: Maintain the 300' setback for PUD's (and perhaps all development) without the ability of the City Manager to rule it is not needed. Eugene's South Hills ridgelines are irreplaceable and the long distance view of the ridgeline is accessible to all who live in the City. In addition, the ridgeline open space will become increasingly important as the City grows, for urban wildlife, regardless of its near term utility as a recreational corridor.

COS-07 40 PERCENT OPEN SPACE REQUIREMENT FOR PUDS

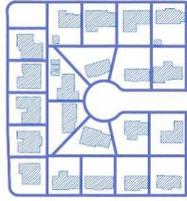
R	A. Com	B. Comm	C. Comments	D. Comments	E. Comments	F. Other Concepts
1					2 My COS-04 concept: "Scalable based on size (total acreage) of the development. Could be as simple as a percentage requirement."	
2	1	5	4	4	5	
3	2	3	3	5	2	
4	1					
5						
6	5			1		
7		5			2 {"rely on COS-04 underlined} Not relevant or compatible to SHS discretionary factors for 1. clustering, 2. preservation.	Need to retain characteristics and specifics of policies in SHS.
8	4	3		4	5	
9	5		4 {"specific characteristics to be preserved" underlined, "1/4", "X", and "XX%" circled, with Arbitrary.	1	1	{"clear and objective", "minimum 40 percent of the", "40%" and "3 or fewer contiguous common open space areas" underlined}
10				2		
11	4	2	1 Focus on preserving trees, waterways, other geologic features and vegetation.	3	3 This could work, but would this discourage clustering?	
12	5		4 Keep/increase flexibility	2	2	*Revise to align with PUDs in other areas if ridge buffer and parks acquisitions and connections are all in place. --all resident use -- excluding -- including enhancement
13				1 {concept circled}	{comments to both D & E} Probably would achieve the same effect with one less rule. Definitely needs to coordinate with COS-04. Some percentage seems to make the most sense.	
14	2				2	

COS-07 40 PERCENT OPEN SPACE REQUIREMENT FOR PUDS

R	A. Com	B. Comm	C. I	Comments	D. Comments	E. Comments	F. Other Concepts
15	5	2			1	1	Hearing that no one knows the intent/motivation behind this criterion makes me strongly believe it shouldn't be in the code. If the intent was to provide outdoor communal recreation space, I believe there is already more than enough of this readily available via the Park Dept. If the intent was to promote clustering as staff theorized it certainly doesn't get there because there is no ability to adjust lot sizes as clustering properly should. My recommendation for how to promote clustering w/in C&O: 1) lots must be at least double the minimum if there's no common open space. 2) lots must be at least the minimum if there's 10% common open space. 3) lots must be at least half the minimum if there's 20% common open space.
16	5	1	5		1	1	
17	1	3	3		3	3	
18	1	4	4		4	5	
19							40% Open Space for PUD's in South Hills Study Area: Maintain 40% requirement for land with a slope greater than a certain value (say 20%) Reduce open space requirement to 30% for slopes between certain values (say between 10% and 19%), and reduce to 20% open space for slopes less than a certain value (say 10%) using current criteria for allowable open space. The steeper and higher elevation parts of the South Hills area will be inherently difficult to serve with public transportation, has slope and drainage challenges and is thereby not somewhere to overtly encourage higher levels of density.

COS-07 40 PERCENT OPEN SPACE REQUIREMENT FOR PUDS

R	A. Com	B. Comm	C. I	Comments	D. Comments	E. I	Comments	F. Other Concepts
19								<p>General comments on all elements of the C&I update: 1. Each change to the City's Housing Code should be tested against the question: "Does this change help to create a clear path to the implementation of the kind of community described by Envision Eugene?" There may be additional sections of the Housing Code that are not currently being considered for review that might also benefit from assessment of their support of Envision Eugene.</p> <p>2. Do these code change recommendations recognize the Envision Eugene transportation corridors as distinct and different from areas away from and isolated from transportation corridors, such that different criteria should apply to high density, walkable neighborhoods along transportation corridors and that those criteria should encourage and facilitate the implementation of those corridor visions?</p> <p>3. The Envision Eugene document makes generous use of the term "livability". It might be of great benefit for the City, or another organization, to make an effort to build consensus around what "livability" should mean, especially in the context of rewriting development codes and building codes to respond to Eugene's crisis in affordable and missing middle housing.</p> <p>4. Is there a clear and objective definition of a "significant" existing tree? If not there should be and it should take into consideration the age (as compared to the average life span of its species) and the health of the tree and its root system.</p>



CLEAR & OBJECTIVE Housing Approval Criteria Update

Housing in Eugene: Participate in Improving the Land Use Code

Housing is a critical need in our community. In 2012, it was identified that the City would need to accommodate approximately 15,000 new homes by 2032. The City is listening to a range of opinions on how best to improve the land use code for housing through an update of the “Clear & Objective” housing approval criteria*. *Help us find a way to efficiently accommodate growth while preserving the community’s values regarding livability, public health and safety, and natural resource protection.*

The following questions are based on some of the many issues discussed in three public workshops on updating the City’s Clear and Objective Housing Approval Criteria. Thank you for participating!

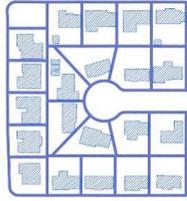
1. Currently, the Clear and Objective criteria do not evaluate the traffic impacts of new development. What do you think would be valuable for the future?
 - a. No change, I don’t think it is necessary to evaluate the traffic impacts of new development.
 - b. Ask the applicant to show that nearby intersections will continue to function at a certain level. Also, use existing crash data to determine what additional traffic solutions might be needed to improve safety.
 - c. Create the opportunity for the applicant to show that the new development will encourage an increase in the number of walkers, bikers and transit riders in the area.

2. For new residential “Planned Unit Development” projects (such as single-family subdivisions in certain areas, and townhouses, condominiums, cottage-clusters, and apartments in low-density residential areas), which criteria do you think the City should use to improve compatibility between the new building(s) and adjacent properties?
 - a. Require a 30-foot wide landscape buffer between the property line and building, regardless of how small the lot is that is being proposed for development (this is the current requirement for Planned Unit Developments).
 - b. Require a buffer that is scaled to the size of the development (larger sites require larger buffers)
 - c. Develop clear “compatibility” standards, such as landscaping, setbacks and height step backs that will create options for how the building looks and feels to adjacent property owners. (show image of a 3 story building with step backs and a buffer)

*Eugene's land use code regulates how property may be used or developed and is an expression of our community's values. The city has a 2-track system for land use applications (like subdivisions):

1. The “Clear and Objective” track offers a predictable path to approval for housing projects that meet the approval criteria. The criteria are objective and not flexible as required per State law.
2. The “Discretionary” track is designed to allow more flexibility in how projects may meet development standards and the criteria may be subjective.





CLEAR & OBJECTIVE Housing Approval Criteria Update

3. For new residential “Planned Unit Development” projects, which criteria do you think the City should use regarding nearby open space?
 - a. Maintain the existing requirement: New developments must be located ¼ mile from public open space, or provide one acre of open space within the development. This limits new housing in neighborhoods with fewer parks, such as west Eugene, and on smaller sites.
 - b. Change the requirement to allow new housing within ½ mile from public open space. This would expand the number of areas in the City that meet the criteria.
 - c. Scale the requirement to the size of the lot: larger developments would need access to open space, smaller developments would not.

4. Currently, the Clear and Objective criteria require that the development “consider” how significant trees would be preserved. What is the best option for the future?
 - a. Maintain current requirements
 - b. Require that the applicant preserve 30% of the healthy trees and/or pay into a tree-planting fund to mitigate for loss of trees.
 - c. Develop a rating system based on tree characteristics, such as type, health, size, and location. Require that the applicant evaluate the trees and preserve the most important ones.

Other Comments:

Optional:

Name _____

Email _____

Address _____

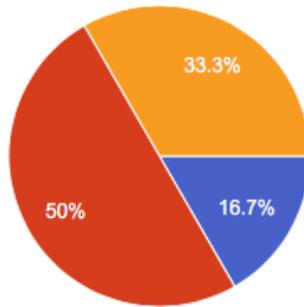
Affiliation (business, organization, interests, etc) _____



Summary of Working Group 4 Questionnaire Responses

1. Currently, the Clear and Objective criteria do not evaluate the traffic impacts of new development. What do you think would be valuable for the future?

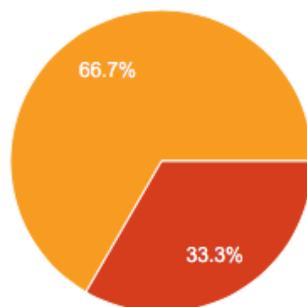
12 responses



- a. No change, I don't think it is necessary to evaluate the traffic impacts of new development.
- b. Ask the applicant to show that nearby intersections will continue to function at a certain level. Also, use existing crash data to determine wh...
- c. Create the opportunity for the applicant to show that the new development will encourage an increase in the number of walkers,...

2. For new residential "Planned Unit Development" projects (such as single-family subdivisions in certain areas, and townhouses, condominiums, cottage-clusters, and apartments in low-density residential areas), which criteria do you think the City should use to improve compatibility between the new building(s) and adjacent properties?

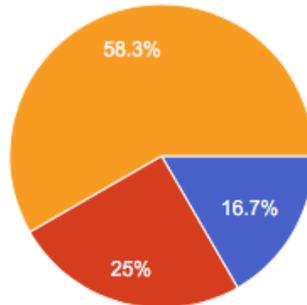
12 responses



- a. Require a 30-foot wide landscape buffer between the property line and building, regardless of how small the lot is that is being proposed for dev...
- b. Require a buffer that is scaled to the size of the development (larger sites require larger buffers)
- c. Develop clear "compatibility" standards, such as landscaping, setbacks and height step backs that will create options for how the buildi...

3. For new residential "Planned Unit Development" projects, which criteria do you think the City should use regarding nearby open space?

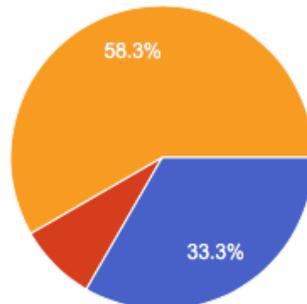
12 responses



- a. Maintain the existing requirement: New developments must be located ¼ mile from public open space, or provide one acre of open space wit...
- b. Change the requirement to allow new housing within ½ mile from public open space. This would expand the number of areas in the City that me...
- c. Scale the requirement to the size of the lot: larger developments would need access to open space, smaller...

4. Currently, the Clear and Objective criteria require that the development "consider" how significant trees would be preserved. What is the best option for the future?

12 responses



- a. Maintain current requirements, which do not require tree preservation.
- b. Require that the applicant preserve 30% of the healthy trees and/or pay into a tree-planting fund to mitigate for loss of trees.
- c. Develop a rating system based on tree characteristics, such as type, health, size, and location. Require that the applicant evaluate the trees...

<p>Not enough options in questions. There should not be buffering or compatibility requirements for PUD's. PUD's are an outdated tool anyway. Different housing options should just be allowed by right without having to go through a special process. South hills of Eugene should not be special and have different development standards. Also, get rid of the step back requirements for setbacks based on height for ADU's. Certain neighborhoods, Jefferson, Campus, etc. should not drive the standards citywide. By the looks of the responses, you are hearing from the same old squeaky wheels that always seem to dominate the narrative for these processes.</p>
<p>#1: Do a TIA when over 60 units added.</p>
<p>I am curious how much the regulations around trees and open spaces will impact the number of developers/amount of development in the future. I do think these are important aspects of community livability and that it makes sense for the developers to bear more of the burden of preserving and creating these natural amenities.</p>
<p>#1: combination of b and c: traffic impacts should be considered. #2: people are most concerned with multi-story developments. Encourage stepped development, with 1-story structures adjacent to property lines with setbacks. To avoid resentment, must have compatibility standards in place for R1. #3: Important component of b: Must have sunset clause for .5 miles in place if the City goal is access to parks within .25 miles. Invest in providing parks in under-served areas of the City. #4: Types of trees are important: have a list of trees to plant, and build in a maintenance program so they survive, similar to stormwater maintenance regulations. General: A recent situation dealt with a 10 unit development that was only required to provide 9 parking spaces. Result will be parking in front of neighbor's houses on unimproved road. Is this being addressed through the code update?</p>
<p>As an artist, community activist involved in a number of non-profits, and a linguistics student at the University of Oregon, my primary concerns are with safety and developing structures that are compatible with the nature around. I want the streets to be as safe as possible for walkers and bikers, as well as creating streets that are less car accident prone. In addition, I want to ensure the preservation of natural spaces in the area, trees, and to consider the impact on the plants and animals that are the residents of this area already. I wish that they were placed at the forefront of the development and not as an add-in consideration.</p>
<p>I'm a professional caregiver who has lived in this community for over 15 years, participated in many City of Eugene Sponsored Community Meetings, District 4-J Education Meetings, and am a dedicated environmentalist. These questions are difficult because there is a desire to consider the natural environment and people, as well as how these decisions will limit what type of development is able to evolve. I feel the tension in desire for people to have more open spaces and also I do not care for too many multi-unit housing developments, especially if it gives the place a cluttered look.</p>
<p>I have been a business owner in the construction field and resident of Eugene for a while. It is important that nature is respected and placed at the forefront of decision-making. This is in regards to question numbers 3 and 4 where I feel that the natural space around new development, as well as trees, are important.</p>
<p>#2: Is actually b and c. I am a real estate Agent and resident of Eugene. I also serve on the Housing Tools and Strategies Committee for the City of Eugene.</p>

#1:

- a. There should be a clear bias towards the use of public transportation and non-private vehicle use; new development should not be restricted because it might create private vehicle congestion.
- b. We are likely to see a significant shift in personal transportation modes within the next generation that is likely to change the meaning of “congestion”. We should not let today’s version of traffic limit tomorrow’s housing supply.
- c. Create the opportunity for the applicant to show that the new development will encourage an increase in the number of walkers, bikers and transit riders in the area.

#2:

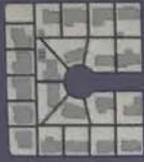
- a. There should first be an assessment of whether the project is in an area zoned or planned for higher density, such as along a transportation corridor. New projects in these areas should not be constrained to protect lower density and non-conforming properties.
- b. Develop clear and objective “compatibility” standards, such as landscaping, setbacks and height step backs that will create options for how the building looks and feels to adjacent property owners. (show image of a 3 story building with step backs and a buffer)

#3:

- a. Change the requirement to allow new housing within ½ mile from public open space. This would expand the number of areas in the City that meet the criteria.
- b. Scale the requirement to the size of the lot: larger developments would need access to open space, smaller developments would not.

#4:

- a. In a compact urban city, ‘private’ trees can’t be seen as indispensable. ‘Public’ trees, especially large canopy trees, should be indispensable, except along commercial corridors where architectural ‘canopies’ should be encouraged to protect pedestrian movement.
- b. Based on the size of the project, require additional street setback to provide adequate space for the healthy development of large canopy street trees. (6’ minimum, 10’ preferred)
- c. Provide well-defined “Bonus Points” (reduced setbacks, increased heights, etc) for the preservation of “significant” trees on private property. (Provide a description of a “significant” tree.)



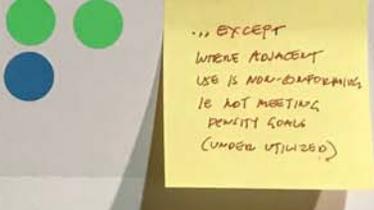
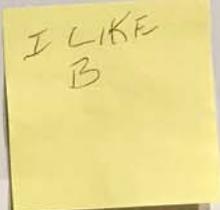
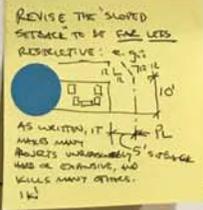
CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

CLEAR & OBJECTIVE COMPATIBILITY (Issue #COS-01)

Description: Unlike the discretionary tracks, the clear and objective tracks for conditional use, planned unit development, and site review applications do not address compatibility, including the need to address transitions or buffers between different uses or zones. The discretionary track specifically mentions transition tools such as building locations, bulk/mass, and height, which can be used as the starting point for developing clear and objective standards around the broader "compatibility" issue.

Possible Concepts	Comments
A. No Change (do not address compatibility)	
B. Develop requirement for transition buffers (screening, height step backs, setbacks) when higher intensity uses are proposed near lower intensity uses (e.g., multi-family next to single-family)	 
C. Develop minimum transition buffers around the perimeter for all conditional use, planned unit development, and site review projects regardless of size or use	
D. Develop scalable transition buffers around the perimeters for all conditional use, planned unit development, and site review projects that are proportional to the size of the development site	
E. Other Concepts:	

Working Group input to date:

- Strongest support for B, moderate support for D
- Some support for combining B with scalable concept from D



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CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

30-FOOT BUFFER REQUIREMENT FOR PUDs (Issue # COS-02)

Description: The clear and objective approval criteria for planned unit developments require a 30-foot wide landscape buffer between a new planned unit development and surrounding properties. This may not be a preferred strategy to enhance compatibility between properties, or an efficient use of land. The current approval criteria states:

The PUD provides a buffer area between the proposed development and surrounding properties by providing at least a 30 foot wide landscape area along the perimeter of the PUD according to EC 9.6210(7).

Possible Concepts	Comments
A. No Change (retain existing 30 foot buffer)	
B. Reduce the required landscape buffer to a lower set amount (such as 10 feet) and clarify where buffer is required (such as not along a street)	
C. Require scalable buffer--smaller buffer for smaller development sites and clarify where buffer is required (such as not along a street)	
D. Require buffer (30 foot or smaller) only to separate uses of different intensities (e.g., multi-family next to single-family) and clarify where buffer is required (such as not along a street)	
E. Eliminate and rely on new compatibility criteria (transition buffer) implemented by COS-01	
F. Other Concepts:	

Working Group input to date:

- Split support for C, D and E
- Support for combination of C and D (scalable and to separate uses of different intensities)



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CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

ONE ACRE ACCESSIBLE OPEN SPACE FOR PUDs

(Issue # COS-04)

Description: The clear and objective planned unit development criterion that requires open space to be located within ¼ mile of the site can limit development to sites near existing open spaces such as public parks, which may reduce those areas of the city that can be developed under the clear and objective track. The current approval criteria states:

All proposed dwellings within the PUD are within 1/4 mile radius (measured from any point along the perimeter of the development site) of an accessible recreation area or open space that is at least 1 acre in size and will be available to residents.

Possible Concepts	Comments
A. No Change (retain existing standard)	
B. Adjust the maximum distance requirement based on review of location of public parks/schools. List what qualifies as accessible recreation area or open space (i.e. private open space, public park, schools)	
C. Revise to scale requirements based on average lot sizes or density (i.e. require more open space for higher density projects)	
E. Eliminate and rely on existing lot coverage requirements for single-family development in the R-1 zone (50%) and open space requirements for multi-family developments (20% of development site)	
E. Eliminate if mapping justifies that most vacant and partially vacant properties are generally within ¼ mile from open space	
F. Other Concepts	

THE CITY HAS LOTS OF PARKS/SCHOOLS OPEN SPACE. SOME IS CLOSE TO HOUSING, SOME FURTHER. WHY IS THIS A PROBLEM?

eliminate- everything is already within 1/2 mile of an existing park so plenty walkable

Working Group input to date:

- Mixed support, most for B and C



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CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

LIMITATION OVER 900 FEET FOR PUDs (Issue #COS-05)

Description: The clear and objective planned unit development criterion that limits development on land above an elevation of 900 feet in the South Hills Study to one dwelling on lots in existence as of August 1, 2001 significantly limits development feasibility of sites. The current approval criterion states:

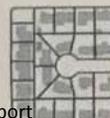
For any PUD located within or partially within the boundaries of the South Hills Study, the following additional approval criteria apply:

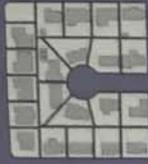
- No development shall occur on land above an elevation of 900 feet except that one dwelling may be built on any lot in existence as of August 1, 2001.

Possible Concepts	Comments
A. No Change	
B. Revise to add language similar to COS-06, to allow for development if the City Manager determines that the property is not needed for park land or connection to the ridgeline.	
C. Revise to allow less intensive development (i.e. lower density) above 901 feet	
D. Eliminate -- intent met through City acquisition of ridgeline park land within the urban growth boundary, and existing density limits (5 dwellings per acre east of Friendly Street and 8 per acre west of Friendly) ensure that intense development will not occur	
D. Other Concepts	

Working Group input to date:

- Moderate support for C
- Some support for A and for D





CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

RIDGELINE SETBACK FOR PUDs (Issue #COS-06)

Description: The clear and objective planned unit development track includes a requirement for a 300-foot setback from the ridgeline for properties within the South Hills Study. This can impact residential development feasibility of subject sites by reducing site area that may be developed. This is especially impactful on smaller sites. The current approval criterion states:

For any PUD located within or partially within the boundaries of the South Hills Study, the following additional approval criteria apply:

- *Development shall be setback at least 300 feet from the ridgeline unless there is a determination by the city manager that the area is not needed as a connection to the city's ridgeline trail system. For purposes of this section, the ridgeline trail shall be considered as the line indicated as being the urban growth boundary within the South Hills Study plan area.*

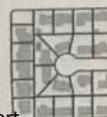
Possible Concepts	Comments
A. No Change	
B. Reduce setback requirement to a lesser amount	
C. Revise to make the setback requirement scalable based on the size of the development site (smaller setback for smaller sites)	
D. Eliminate -- intent met through City acquisition of ridgeline park land within the urban growth boundary	
E. Other Concepts	

Working Group input to date:

- Mixed support for A, C, and D
- No support for B



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CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

40 PERCENT OPEN SPACE REQUIREMENT FOR PUDs

(Issue #COS-07)

Description: The clear and objective planned unit development track includes a criterion that requires a minimum 40 percent of the development site to be retained as open space for properties within the South Hills Study. This can impact residential development feasibility by limiting area available for development. The current approval criterion states:

For any PUD located within or partially within the boundaries of the South Hills Study, the following additional approval criteria apply:

- *Development shall cluster buildings in an arrangement that results in at least 40% of the development site being retained in 3 or fewer contiguous common open space areas. For purposes of this section, the term contiguous open space means open space that is uninterrupted by buildings, structures, streets, or other improvements.*

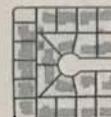
Possible Concepts	Comments
A. No Change	● ● ●
B. Reduce percentage requirement for open space	
C. Develop criterion that defines specific characteristics to be preserved (e.g., areas 1/4 acre or more with X or more significant trees, not to exceed XX% of the development site)	
D. Eliminate and rely on COS-04 (Accessible Open Space for PUDs)	●
E. For multi-family developments, rely on existing open space requirements (20% of development site).	● ●
F. Other Concepts	

Working Group input to date:

- Support for D and E ● ● ● ● ●
- Some support for A ● ● ● ● ●



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CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

EMERGENCY RESPONSE (Issue #COS-8)

Description: The clear and objective tracks for conditional use, planned unit development, and site review applications do not include a criterion for protecting emergency response.

Possible Concepts	Comments
A. No change	
B. Add criterion that adopt same standards as the Eugene Fire Code pertaining to fire apparatus access road and fire protection water supply	
C. Add criterion to require that the applicant submit a letter from the Fire Marshal's office stating that the proposal complies with the applicable Eugene Fire Code requirements regarding fire apparatus access roads and fire protection water supply	
D. Other Concepts	

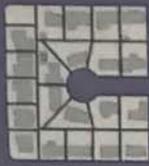
Working Group input to date:

- Split support for B and C
- Low support for A



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Housing Approval Criteria Update

GENERATING CONCEPTS

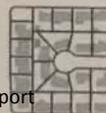
CONDITIONAL USE REQUIREMENT (Issue #COS-09)

Description: The clear and objective conditional use approval criteria are largely cross-references to other applicable standards, with limited provisions for traditional consideration of the compatibility of the proposed conditional use and surrounding properties. Conditional use permits are only required for limited types of housing (assisted care, boarding and rooming houses, campus living organizations, and single room occupancy (SRO)).

Possible Concepts	Comments
A. No Change (keep clear and objective conditional use process for certain housing types)	
B. Eliminate conditional use requirement for the limited housing types that require a conditional use permit	
C. Change the requirement for housing that currently requires a conditional use (Type III) to site review (Type II)	
D. Add criteria that address compatibility (related issue # COS-01 Clear & Objective Compatibility)	
E. Other Concepts	

Working Group input to date:

- Split support for D or a combination of C and D
- No support for A





CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

PARTITION TREE PRESERVATION (Issue #COS-10)

Description: For partitions, there is an inconsistency between the two review tracks regarding tree preservation. The clear and objective track requires compliance with EC 9.6880 through EC 9.6885 Tree Preservation and Removal Standards, whereas the discretionary track does not. The discretionary track is more commonly used, likely due to this difference. The partition is a tool for infill development that has a longstanding practice and intent of allowing minor land use processing to encourage development. Tree preservation and removal standards at EC 9.6880 through 9.6885 already apply to development of housing, based on the size of the parcel.

Possible Concepts	Comments
A. No Change (require clear & objective partitions to address tree preservation, whereas the discretionary track does not)	
B. Remove tree preservation criterion from clear and objective track	● ●
C. Other Concepts	●

Working Group input to date:

- Strongest support for B





CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

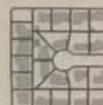
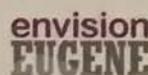
TREE PRESERVATION CONSIDERATION (Issue # COS-11)

Description: Under the clear and objective track for all application types, the written report required from a certified arborist or licensed landscape architect must only show that "consideration" has been given to preservation of significant trees.

Possible Concepts	Comments
A. No Change	
B. Require preservation of 30% of significant healthy trees on a development site. Define healthy (significant is already defined as a living, standing tree having a trunk with a minimum cumulative diameter at breast height of 8 inches).	
C. Require preservation of 30% of significant healthy trees on a development site, or allow for payment into a tree planting & preservation fund to provide mitigation option when preservation is not feasible	
D. Revise to address tree preservation by implementing a rating scale based on tree type, health and size.	
E. Other Concepts	<p>REQUIRE AN INCREASE IN STREET SETBACK AND REMOVE CANOPY TREES IN FRONT OF WAY TO MITIGATE LOSS OF "SIGNIFICANT" TREES</p> <p>IMPLEMENT A TREE REPLACEMENT PLAN SO HOUSING ISN'T HOLD HOSTAGE BY TREES IN THE UGB</p>

Working Group input to date:

- > Strongest support for D
- > No support for C





CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

SITE REVIEW REQUIREMENT (Issue #COS-12)

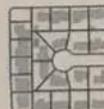
Description: The clear and objective criteria for site review are limited in scope compared to the discretionary track, largely relying on compliance with other code standards. Many multiple-family residential projects are by-right development, reviewed for compliance with code standards such as Multiple Family Standards (See EC 9.5500) at the time of building permit review. Site review has limited applicability for residential projects and is usually triggered by site-specific /SR overlay zone rather than a blanket requirement for certain types of housing.

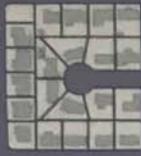
Possible Concepts	Comments
A. No Change (keep clear and object site review process)	
B. Eliminate site review requirement for housing	●
C. Add criteria to address compatibility (Related issue # COS-01 Clear & Objective Compatibility)	●
D. Other Concepts	

I LIKE A COMBINATION OF B + C
I agree -

Working Group input to date:

- Split support for B and C
- No support for A





CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

GEOTECHNICAL REQUIREMENT (Issue #COS-13)

Description: The standards for geological review for projects developed under clear and objective criteria are “one-size-fits all,” requiring certification from a licensed engineer that the development activity either will not be impacted by geological instability problems, or that design methods may be used to safely address any such impacts. The review standards for discretionary projects include three levels of review with increasing complexity depending on potential for impacts. Depending on the circumstances, more specific geotechnical reports can be required at the time of building permit or Privately Engineered Public Improvement permit.

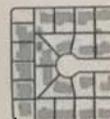
Possible Concepts	Comments
A. No Change (retain current geotechnical requirement for clear and objective projects)	 <div data-bbox="1258 808 1477 1029" style="border: 1px solid black; padding: 5px; background-color: #ffffcc;"> <p>In order to produce the certifications required by the current standard, a geotech engineer goes through the same analysis as the general track. As a result the design addresses geotech as robustly as it would with any other report.</p>  </div>
B. Establish a clear and objective multi-level review approach similar to the current discretionary criteria with increasing complexity depending on potential for impacts.	
C. Revise current requirement to further address a site’s geologic formations, soil types, the presence of open drainage ways, and the existence of undocumented fill. Include requirement that report use Lidar map and SLIDO (Statewide Landslide Information Database of Oregon) map information.	
D. Other Concepts	

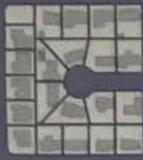
Working Group input to date:

- Strongest support for C
- Some support for B



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Housing Approval Criteria Update

GENERATING CONCEPTS

19 LOT RULE/MOTOR VEHICLE DISPERSAL (Issue #COS-14)

Description: The clear and object track criterion for partitions, planned unit developments and subdivision that requires the dispersal of motor vehicles onto more than one street when more than 19 lots or parcels take access from a local street was found to be discretionary by the Land Use Board of Appeals (LUBA). As such, the City can no longer apply this criterion to applications under the clear and objective track. Below is the subdivision criterion:

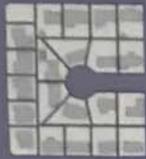
The street layout of the proposed subdivision shall disperse motor vehicle traffic onto more than one public local street when the subdivision exceeds 19 lots or when the sum of proposed subdivision lots and the existing lots utilizing a local street as the single means of ingress and egress exceeds 19.

Possible Concepts	Comments
A. Eliminate criterion and rely on street connectivity and new emergency response criteria (see COS-08)	 
B. Revise to make the criterion clear and objective	
C. Other Concepts	

Working Group input to date:

- Split support for A and B





CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

TRAFFIC IMPACT (Issue #COS-15)

Description: Compliance with Traffic Impact Analysis (TIA) review is explicitly required as an approval criterion under the discretionary tracks for conditional use, planned unit development and subdivision, but not for projects under the clear and objective tracks. Separate TIA review can also be triggered by projects meeting the TIA applicability standards, including generating over 100 peak hour vehicle trips. Due to the discretionary nature of the TIA criteria, they are not suitable for projects using the clear and objective track.

Possible Concepts	Comments
A. No Change (no requirement to review traffic impact for clear and objective applications)	
B. Add a requirement that the applicant demonstrate that all intersections within a certain distance of the project site not drop below the city's minimum level of service as a result of the proposed project, or that impacts will be mitigated.	
C. Add requirement to use crash rate data to require applicants to pick from a menu of crash reduction measures when crash rates exceed a given threshold.	
D. Increase use of transportation demand management (TDM) plans to reduce demand on the transportation system and reliance on the use of cars, and encourage more walking, biking, transit and ridesharing.	
E. Other Concepts	

Working Group input

- Split support for B, C, and D
- Low support for A

VEHICULAR FLOW SHOULD PLAY SECOND FIDDLE TO WALKABLE NEIGHBORHOODS, TIA SHOULD FOCUS ON PUBLIC TRANSIT AND BIKEWAYS.

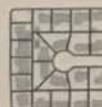
NONE OF THESE PRODUCE CRASHES THAT WILL LEAD TO TRAFFIC IMPACTS BEING ADDRESS'ED.

Approach the same as other professional design reports like storm water - nondiscretionary with a feasibility level analysis at time of tentative and detailed at time of const permit

To support other modes, allow traffic to exist support ped and bike ways in these areas (Traffic disincentive to only drive)



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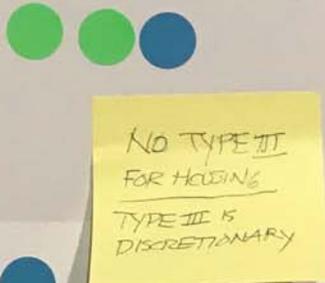
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Housing Approval Criteria Update

GENERATING CONCEPTS

PUD TYPE III PROCESS (Issue #COS-16)

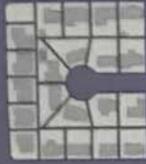
Description: For housing applications that trigger a planned unit development, a Type III quasi-judicial application process (Hearings Official decision, appealable to Planning Commission) may not be necessary or warranted since the approval is based on clear and objective criteria.

Possible Concepts	Comments
A. No Change (keep clear and objective planned unit development process)	
B. For single family housing opting for the clear and objective track, drop the planned unit development requirement by adding special South Hills Study criteria to standards subdivision requirements when a planned unit development would otherwise be required	
C. For multi-family, drop the planned unit development requirement and require site review to implement the planned unit development criteria	
D. Other Concepts	

Working Group input to date:

- Split support for B and C 
- Low support for A





CLEAR & OBJECTIVE

Housing Approval Criteria Update

GENERATING CONCEPTS

ARBORIST/LANDSCAPE ARCHITECT REQUIREMENT (Issue #COS-18):

Description: The requirement for both an arborist and landscape architect on the required professional design team for a planned unit development is duplicative, considering that either an arborist or landscape architect can review tree preservation, as specified in the tree preservation written report requirements in EC 9.6885(2).

Possible Concepts	Comments
A. No Change (Require both arborist and landscape architect on PUD design team)	
B. Allow for a landscape architect to substitute for an arborist on a PUD design team.	
C. Other Concepts	

Working Group input to date:

- Strongest support for B
- Some support for A





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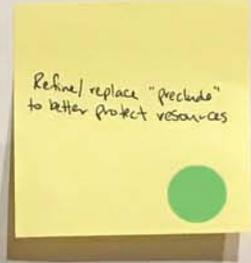
Housing Approval Criteria Update

GENERATING CONCEPTS

STREET STANDARDS MODIFICATIONS

(Issue #COS-19)

Description: Projects currently can vary stated maximums for block length, street connectivity, and cul-de-sac/emergency vehicle turnarounds where physical conditions, such as topography or natural resources, or existing physical development “precludes” compliance with the standard.

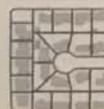
Possible Concepts	Comments
A. No Change (do not change existing exceptions)	
B. Define specific circumstances that qualify for an exception to the block length, street connectivity, and cul-de-sac/turnaround standards for clear and objective projects.	
C. Add an adjustment review option to allow for modifications if the standard cannot be met.	
D. Other Concepts	

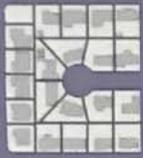
Working Group input to date:

- Support for B and for C, and for B & C combination



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Housing Approval Criteria Update

GENERATING CONCEPTS

PEDESTRIAN DEFINITION (Issue #: COS-20)

Description: The land use code does not provide a definition for the word “pedestrian” that specifies the types of non-motorized users included when referenced in the clear and objective criteria.

Possible Concepts	Comments
A. No Change (do not define pedestrian)	
B. Define pedestrian as "non-motorized use(r)s of transportation facilities, including, but not limited to bicyclists, pedestrians, wheelchair users, child strollers, and individuals who have sight, hearing or mobility impairments or any other condition that affects their safety when travelling on public or private transportation facilities."	
C. Define pedestrian using the definition provided in state statute at ORS 801.385 [Oregon Vehicle Code]: "any person afoot or confined in a wheelchair." 	
D. Other Concepts	

Working Group input to date:

- Strong support for C

